



Executive Department
Jon P. Jennings, City Manager

December 18, 2015

Mr. Frank Gardner
EPA Region 1
5 Post Office Square
Suite 100, Mail code: OSRR7-2
Boston, MA 02109-3912

Re: Application for Brownfields Revolving Loan Fund Grant, City of Portland, Maine

Dear Mr. Gardner:

On behalf of the City of Portland, I am submitting a Brownfields Revolving Loan Fund (RLF) Grant application. Our previous Brownfields RLF program has created considerable interest and momentum in revitalizing Brownfields in our City and target areas. With numerous Brownfields property ownership changes on the horizon and well-conceived redevelopment plans, we are uniquely positioned to re-start a successful RLF program.

The central themes of this application are: recapturing, attracting, and retaining manufacturing businesses and jobs through the "smart growth" redevelopment of Brownfields sites; and, providing safe and affordable housing for our underserved manufacturing and low/moderate income workforce. The importance of these themes has been recognized through the designation of greater Portland as one of the U.S. Department of Commerce's "Investing in Manufacturing Communities Partnership" (IMCP) regions. The City of Portland is a core partner in the Greater Portland Council of Government's (GPCOG) IMCP program.

Other required information follows:

- a. Applicant Identification: City of Portland, Maine, 389 Congress Street, Portland, ME 04101
- b. Applicant DUNS number: 71747802
- c. Funding Requested:
 - i. Grant Type: Cleanup
 - ii. Federal Funds Requested: \$800,000; no cost-share waiver is requested
 - iii. Contamination: Hazardous Substances
- d. Location: City of Portland, Cumberland County, Maine

e. Contacts:

Project Director:

Greg Mitchell, Economic Development Director
City of Portland, 389 Congress Street, Portland, Maine 04101
Phone: 207.874.8945
Email: gmitchell@portlandmainegov

Chief Executive:

Jon P. Jennings, City Manager
City of Portland, 389 Congress Street, Portland, Maine 04101
Phone: 207.874.8685
Email citymanager@portlandmainegov

- f. Date Submitted: December 18, 2015
- g. Project Period: Five (5) years
- h. Population Served: 66,194 City of Portland (2010 US Census)
- i. Other Factors Checklist: The checklist has been attached to this cover letter.

Thank you for considering our Brownfields RLF grant application. Should you have any questions concerning this proposal, please call me or Greg Mitchell.

Sincerely,



Jon P. Jennings
City Manager

cc: Nick Hodgkins, Maine Department of Environmental Protection

Appendix 3

RLF Other Factors Checklist

Name of Applicant: City of Portland, Maine

Please identify (with an **X**) which, if any of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

	Other Factor	Page #
	<i>None of the Other Factors are applicable.</i>	
	Community population is 10,000 or less.	
	Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
	Targeted brownfield sites are impacted by mine-scarred land.	
X	Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9-10
X	Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	4-5
X	Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a “manufacturing community” designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient’s IMCP proposal which lists/describes the core partners and implementation strategy parties.	1 Documentation included on following pages
X	Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	13 Documentation included on following pages
X	Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	9



GREATER PORTLAND COUNCIL OF GOVERNMENTS

December 17, 2015

Nelle Hanig
Business Programs Manager
Economic Development Dept.
City of Portland, 389 Congress Street
Portland, ME 04101

Dear Nelle:

On May 28, 2014, U.S. Secretary of Commerce Penny Pritzker designated the Greater Portland Council of Governments (GPCOG) from a pool of 70 applicants as a "manufacturing community" under the Economic Development Administration's (EDA) Investing in Manufacturing Communities Partnership (IMCP) initiative. An announcement identifying this designation from the U.S. Department of Agriculture office of Rural Development is attached to this letter.

The City of Portland is a core partner in our IMCP initiative, the Greater Portland Sustainable Food Production Cluster. The City was included as a Coalition member in the Partnership Structure of our IMCP application and documentation of this membership in the form of an excerpt from our original application is also attached to this letter.

One of the ways the City will support our initiative is through their dedicated Waterfront Coordinator who manages the city's seaport-related policies, projects, and programs and serves as a liaison for the diverse interests of the working waterfront, including fishermen, processors, developers, and non-marine users.

We understand that the City is applying for a grant from the U.S. Environmental Protection Agency (EPA) to establish a Brownfields Revolving Loan Fund (RLF) that will assist with the cleanup and redevelopment of contaminated properties in Portland. As demonstrated in your grant application, one of the goals of this RLF is to encourage the redevelopment of former industrial properties along the Portland Waterfront in order to encourage opportunities in manufacturing. Creating new manufacturing facilities, technologies, and jobs along the Waterfront aligns with several of our IMCP goals including:

- Create value added products for 20% of the raw food that is wasted;
- Add value to 10% of raw food shipped out of state for processing;
- Increase Maine's global exports by 25%;
- Replace 10% of imported manufacturing inputs with Maine products; and
- Replace \$100 million in imported foods with local products.

The Waterfront Coordinator will help the City's RLF program contribute to these IMCP goals by facilitating Brownfields redevelopment efforts that catalyze food manufacturing opportunities throughout the City.

As an IMCP designee, GPCOG therefore supports the City of Portland's application for a Brownfields RLF grant and we look forward to continued collaboration as an IMCP core partner.

Sincerely,

A handwritten signature in blue ink, appearing to read "Neal Allen", is written over a horizontal line.

Neal Allen
Executive Director

Serving the Greater Portland and Lakes Region Communities

970 Baxter Boulevard, Suite 201 ♦ Portland, Maine 04103 ♦ Telephone (207) 774-9891 ♦ Fax (207) 774-7149



USDA Rural Development

967 Illinois Avenue
Bangor, Maine 04401-2767
Phone: (207) 990-9175
Email: emily.cannon@me.usda.gov
Web: http://www.rurdev.usda.gov/ME_Home.html

News Release

EMBARGO UNTIL 2:30 P.M.

Greater Portland Region Selected by Agriculture Secretary Vilsack Under 'Investing in Manufacturing Communities' Partnership Initiative

Designation will bring enhanced federal assistance to help expand America's Manufacturing Output

WASHINGTON - May 28, 2014 -The Obama administration today announced that 12 communities that have been designated to receive additional and priority Federal assistance under the Administration's "Investing in Manufacturing Communities" Partnership initiative. In Maine the Greater Portland Region has been selected. IMCP was created a year ago to create resurgence in manufacturing in regions across the Nation by highlighting best practices and encouraging public-private partnerships.

"This important designation represents the culmination of a lot of hard work, creative thinking and planning and collaboration on the part of local public and private participant," Vilsack said. "The finalists have demonstrated that they have the vision to move their plans from drawing board to implementation and USDA is pleased to work with them and other federal partners to help rebuild America's manufacturing base and create good-paying jobs across the nation and especially in the rural communities that were selected."

In Maine, the Greater Portland Region led by the Greater Portland Council of Governments has been selected for this important designation. With 60 food processors, hundreds of home microbusinesses, and arguably more breweries per capita than anywhere else in the country, Cumberland County, home to Portland, Maine, is a food processing powerhouse. Led by the Greater Portland Council of Governments, the community is upgrading its port and improving the transportation and distribution efficiency of its supply chains to grow its lead in sustainable food production.

USDA Rural Development State Director Virginia Manuel said, "This significant announcement identifies Maine's Greater Portland Region as a strategic leader with valuable assets supporting local and regional foods manufacturing and production, including the potential to increase manufacturing opportunities for rural residents in rural

Committed to the future of rural communities.

#

USDA is an equal opportunity provider and employer. To file a complaint of discrimination, write: USDA, Office of the Assistant Secretary for Civil Rights, Office of Adjudication, 1400 Independence Ave., SW, Washington, DC 20250-9410 or call (866) 632-9992 (Toll-free Customer Service), (800) 877-8339 (Local or Federal relay), (866) 377-8642 (Relay voice users).

communities Through the Investing in Manufacturing Communities Partnership Initiative designation, the Greater Portland Council of Governments will be poised to assist Maine's dynamic local food production entrepreneurs to thrive and succeed."

Greater Portland Council of Government Executive Director Neal Allen said, "Historically, Portland has served as the gateway for trading Maine's bounty of farm and fish products with the world. The IMCP designation is critical to helping the region put all the pieces together under one umbrella and build on this brand. Over a dozen partners have already signed on to work together to leverage Federal, State, and private investments to develop our food production ecosystem, including the areas of workforce development, supply chain, R&D, public infrastructure, international trade, and access to capital."

Selected out of more than 70 communities that applied, the 12 communities developed strong economic development plans and have deep partnerships in place across the public and private sectors to carry out their plans.

The first 12 Manufacturing Communities designated by the Investing in Manufacturing Communities Partnership are:

- **Greater Portland region in Maine led by the Greater Portland Council of Governments**
- Southwest Alabama led by the University of South Alabama
- Southern California led by the University of Southern California Center for Economic Development
- Northwest Georgia led by the Northwest Georgia Regional Commission
- The Chicago metro region led by the Cook County Bureau of Economic Development
- South Kansas led by Wichita State University
- Southeastern Michigan led by the Wayne County Economic Development Growth Engine
- The New York Finger Lakes region led by the City of Rochester
- Southwestern Ohio Aerospace Region led by the City of Cincinnati
- The Tennessee Valley led by the University of Tennessee
- The Washington Puget Sound region led by the Puget Sound Regional Council
- The Milwaukee 7 Region led by the Redevelopment Authority of the City of Milwaukee

Priority consideration in federal grant competition and assistance totaling \$1.3 billion and involving 11 federal agencies may be available to the designated manufacturing communities. Each such community will also receive the expertise of a dedicated federal liaison at each of the 11 federal agencies who will help the communities' leadership

Committed to the future of rural communities.

#

USDA is an equal opportunity provider and employer. To file a complaint of discrimination, write: USDA, Office of the Assistant Secretary for Civil Rights, Office of Adjudication, 1400 Independence Ave., SW, Washington, DC 20250-9410 or call (866) 632-9992 (Toll-free Customer Service), (800) 877-8339 (Local or Federal relay), (866) 377-8642 (Relay voice users).

navigate available federal resources. The participating federal agencies are the U.S. Department of Agriculture, U.S. Department of Commerce, National Institute for Standards and Technology, Manufacturing Extension Program, Department of Defense, Appalachian Regional Commission, Delta Regional Authority, Department of Housing and Urban Development, Department of Labor, Employment and Training Administration, Department of Transportation, Environmental Protection Agency, National Science Foundation, and the Small Business Administration.

In order to earn the designation, communities had to demonstrate the significance of manufacturing already present in their communities and develop strategies to make investments in six areas: workforce and training, advanced research, infrastructure and site development, supply chain support, trade and international investment and operational improvement and capital access.

The Obama administration created the “Investing in Manufacturing Communities Partnership” initiative in 2013 to help accelerate a resurgence of manufacturing and create jobs across the country. In December 2013, the administration launched the national competition to designate manufacturing communities. For more information on the IMCP, please visit <http://www.eda.gov/challenges/imcp/index.htm>

USDA Rural Development invested \$462.5 million in rural Maine communities last fiscal year in the areas of homeownership, business assistance, energy and renewable energy development, water and wastewater and community facilities. The agency has Area Offices located in Presque Isle, Bangor, Lewiston, and Scarborough, as well as a State Office, located in Bangor. There are 59 employees working to deliver the agency’s Housing, Business, and Community Programs, which are designed to improve the economic stability of rural communities, businesses, residents, and farmers, and improve the quality of life in rural Maine. Further information on rural programs is available at a local USDA Rural Development office or by visiting USDA Rural Development’s web site at <http://www.rurdev.usda.gov/me>.

Committed to the future of rural communities.

#

USDA is an equal opportunity provider and employer. To file a complaint of discrimination, write: USDA, Office of the Assistant Secretary for Civil Rights, Office of Adjudication, 1400 Independence Ave., SW, Washington, DC 20250-9410 or call (866) 632-9992 (Toll-free Customer Service), (800) 877-8339 (Local or Federal relay), (866) 377-8642 (Relay voice users).

PARTNERSHIP STRUCTURE

The Consortium includes representation from the private sector, institutions of higher education, state and local government, and non-profits. Each was invited because of their expertise in at least one of six IMCP focus areas. We are still expecting MOU's from several partners:

Workforce and Training

- *Southern Maine Community College* is Maine's largest, oldest, and most diverse institution in the system, bringing 60 years of experience in preparing Mainers for jobs, including short-term training for industry certification.
- *Coastal Counties Workforce Inc.* is the Local Workforce Investment Board charged with management of Federal training dollars in the GPCOG service area. GPCOG and Coastal Counties recently signed an MOU to align resources to better serve for disadvantaged populations.

Manufacturing Supplier Network

- *University of Southern Maine* is a comprehensive, regional public institution that brings to the Consortium research on the state and local food system as well as experience assisting businesses and entrepreneurs with scaling up their manufacturing operations.
- *Maine Food Strategy* is the state's action plan for strengthening its farming, fishing and food economy.
- *Jordan's Farm* is a 5th generation family farm whose owners continue to innovate through such initiatives as farm-to-table, farm-to-school, a mobile farm stand, and covered agriculture.

Research and Development

- *Gulf of Maine Research Institute* is the region's leading convener of complex marine resource issues, a catalyst for a new "ecosystem-approach" to marine research, and an effective translator of rigorous science into engaging educational formats.
- *University of New England* offers the region's only graduate programs in marine science as well as high level research on marine species in the Gulf of Maine.

Infrastructure/Site Development

- *Maine Port Authority* is leading the state's effort to make the Port of Portland a dynamic intermodal gateway to global and domestic markets.
- *Maine Sustainable Agricultural Society* boasts a membership of over 150 producers dedicated to the research and demonstration of sustainable farming practices in Maine.
- *City of Portland* brings a dedicated "waterfront coordinator" who manages the city's seaport-related policies, projects, and programs and serves as a liaison for the diverse interests of the working waterfront, including fishermen, processors, developers, and non-marine users.
- *Woodard & Curran* is an 800-person, integrated engineering, science, and operations company serving clients nationwide. Privately held and steadily growing, the firm has expertise in environmental science, management, remediation, and redevelopment.
- *Northern Girl* is a sustainable farm in Aroostook County and one of the founders of Crown of Maine, a cooperative that distributes the harvest from Maine's farmers and fishermen to buying clubs, retailers, and restaurants.

Trade and International Investment

- *Maine International Trade Center* is the state's leading force for expanding Maine's economy through international trade, including exports of seafood, agricultural products, and specialty foods.
- *Maine Office of U.S. Department of Commerce Export Assistance Center* provides technical assistance to help small businesses enter the global export market.

Operational Improvement and Capital Access

- *Coastal Enterprises Inc.* is one of the nation's premier rural Community Development Corporations (CDCs) and Community Development Financial Institutions (CDFIs), specializing in rural business development and financing, including farm, fish, and food-related enterprises.

**U.S. Department of Housing
and Urban Development**

Certification of Consistency with Sustainable Communities Planning and Implementation

I certify that the proposed activities/projects in this application are consistent with the Livability Principles advanced by communities in the FY2010 Sustainable Communities Regional Planning and HUD-DOT Challenge Grants.

(Type or clearly print the following information)

Applicant Name:

Name of the Federal Program to
which the applicant is applying:

Name of the Preferred Sustainable
Communities Status Community:

I further certify that:

- (1) The applicant is engaged in activities, that in consultation with the designated Point of Contact of the HUD designated Preferred Sustainability Status Communities, further the purposes of the regional planning grant program;
- (2) The applicant's proposed activities either directly reflect the Livability Principles cited and contained in HUD's General Section to the FY2011 NOFAs or will result in the delivery of services that are consistent with the goals of the Livability Principles;
- (3) The applicant has committed to maintain an on-going relationship with the HUD Preferred Sustainability Status Communities for the purposes of being part of the planning and implementation processes in the designated area.

Name of the Official Authorized to Certify the Preferred

Sustainable Communities Status meets

the above criteria to receive bonus points:

Title:

Organization:

Signature:

Date

(mm/dd/yyyy)

1. COMMUNITY NEED

a. Targeted Community and Brownfields

Since its founding in 1632, Portland has served as the gateway for manufacturing and transporting Maine's bounty of fish, farm, and forest products throughout the world. Our deep harbor is closer to Europe than any other urban U.S. port, and during World War II, Portland was a home base for the North Atlantic fleet, which supported battlefronts in Europe while 30,000 civilians built Liberty ships, locomotives, and rail cars.

Following World War II, we have witnessed several transitions: distribution of products by truck instead of ship and rail; restructuring of the economy from manufacturing goods to providing services; and the outmigration of Portland's families and working youth. These transitions have left behind a legacy of vacant and abandoned commercial and manufacturing sites and run-down older housing. The economics of cleaning up these sites drives development to greenfields and contributes to sprawl, inefficient use of existing infrastructure, decreased tax revenue, and missed opportunities for remediation and reuse.

Recapturing our potential to attract manufacturing businesses and jobs through the "smart growth" redevelopment of Brownfields sites, and the provision of safe and affordable housing for our underserved manufacturing workforce, are the central themes of this application. The importance of these themes has been recognized through the designation of greater Portland as one of the U.S. Department of Commerce's "Investing in Manufacturing Communities Partnership" (IMCP) regions. The City of Portland is a core partner in the Greater Portland Council of Government's (GPCOG) IMCP program (**see Appendix 3**).

i. Target Community Description

Though RLF activities may be performed throughout Portland, our two target areas are described below.

Portland Waterfront. The Waterfront is a mixed industrial district along 20 wharves and working properties that include a former locomotive foundry (Portland Company), a manufactured gas plant (Portland Gas Works), and a host of historic legacy industrial sites. This area of Portland is also home to numerous marine operations including fishing vessel berthing, lobster pounds, bait wholesaling, fish processors, ice and fuel sales, marine fabrication and construction, vessel services, freight and ferry operations, and tourism. Though it is crucial to have these businesses located along the Waterfront, this area is burdened by aging infrastructure, blighted buildings, neglected and dilapidated wharfs, and legacy environmental issues such as old oil tanks, contaminated sediment from urban runoff, and industrial fill. These challenges combined with the cumulative environmental issues that have impacted the Gulf of Maine have also resulted in a recent steep decline in the volume of fish landings and liquid (petroleum) freight in Portland.

Bayside: For over a century, Bayside functioned as an industrial district served first by ship, then railroad, and now truck. This industrial past has lowered remaining residential property values, making Bayside one of the only options for immigrants and political refugees. Without a powerful voice, the homes of these sensitive populations were devastated by Urban Renewal. Between 1962 and 1969, 154 housing units were razed to create a 4-lane arterial that bifurcated the community. These projects truncated a number of side streets, isolating the neighborhood from services, recreational outlets, and our cultural City center. Bayside currently contains the poorest and most racially diverse Census tracts in the City, if not the state.

ii. Demographic Information

Data for our targeted areas are tabulated below. As these data show, these residents are more likely to be unemployed, earn less, live in poverty, reside in low-income neighborhoods with old housing stock, be minority and foreign-born, and rely on public assistance. These figures point to the need for employment, such as manufacturing jobs with limited initial barriers to entry, as well as affordable high quality housing.

		Waterfront (Tract 3)	Bayside (Tracts 5&6)	Cumberland County	Maine	National
1	Population	2,587	5,516	284,351	3,328,535	311,536,594
2	Unemployment	13.8%	12.0%	4.4%	5.7%	5.3%
3	Poverty Rate	41.2%	38.0%	11.7%	13.9%	11.3%
4	Percent Minority	17.9%	36.1%	8.8%	6.0%	36.7%
5	Median Household income	\$21,792	\$25,286	\$59,560	\$48,804	\$53,046
6	Low-Moderate Income	80%	65%	40%	39%	40%
7	Housing Built Before 1970	86.7%	75.2%	47.6%	45.5%	40.5%
8	Percent on Public Assistance	10.2%	16.6%	3.9%	4.6%	2.8%
9	Foreign Born Population	13.5%	26.4%	6.3%	3.5%	13.1%

Sources: #1, 3-5, and 7-9 from the 2010-2014 American Community Survey (ACS); #6, 2006-2010 ACS; #2, Bureau of Labor Statistics for US, State & County

iii. Description of Brownfields

The Portland Waterfront is home to 2,587 people, and this target area encompasses approximately 30 Brownfields sites on 80 acres. These sites include wharfs, marine fueling facilities, and abandoned warehouses, manufacturing facilities, and distribution centers. Many of these marine-related Brownfields are positioned directly adjacent to the dense housing district of downtown Portland. The urban fill, blight, forgotten petroleum tanks, and overall depressing appearance of these properties negatively impacts the surrounding community and complicates development both on and adjacent to these Brownfields sites.

Many of these marine manufacturing-related Brownfields sites are important to our economy. Properties such as those targeted for a future cold storage facility near our marine terminal, or a potential waterfront technology hub that is focused on maximizing the value of our marine products, may not move forward due to Brownfields issues. If this happens, the impact to our target community will be further exacerbated.

Of Bayside's 250 acres, we estimate that, 48 properties on 71.05 acres, or over 28% of the neighborhood, are potential Brownfields sites where environmental stigmas have stalled redevelopment. Sites include vacant and blighted warehouses, gas stations, parking lots, auto repair shops, maintenance facilities, and distribution terminals with building sizes ranging from a 300-SF garage to a 34,000-SF warehouse.

In Bayside, past ill-fated Urban Renewal projects have resulted in Brownfields sites located in direct proximity to residences that are home to **low income, immigrant, political refugee, and other sensitive populations**. Further, demolition waste generated by the Urban Renewal effort that contains lead, asbestos, arsenic, and polycyclic aromatic hydrocarbons (PAH) were buried in place in Bayside. Therefore, the land throughout this target area is known to have suffered from negative environmental impacts.

iv. Cumulative Environmental Issues

Heavy development in areas surrounding Portland has increased impervious surfaces, such as roads, driveways, and roofs. When it rains, water not absorbed into the ground runs over impervious surfaces, picking up chemicals, heavy metals, oil, pesticides, and other contaminants associated with our industrial past, all of which get deposited in Portland Harbor. Stormwater runoff is the primary driver of our non-point source pollution and heavy metals such as cadmium, chromium, lead, mercury, nickel, silver, and zinc remain in high concentration throughout the harbor as a result of 150 years of industrial activity and runoff.

Another concern is asthma, which is known to be triggered by environmental stimulants and results in wheezing, coughing, and tightening of the chest. Maine is situated in the nation's "tail-pipe," where the Gulf Stream deposits smog, smoke, and ozone. According to the Maine CDC, 14.1% of children in our county

suffer from asthma compared to 8.9% nationwide. At 16.5%, the asthma rate for minorities is even higher.

In addition, the presence of historic fill challenges Brownfields redevelopment. On July 4, 1866, a Great Fire swept across the Portland peninsula, destroying 1,500 buildings. The resulting ash, which contains lead and PAHs, was used as fill. According to studies completed by the University of Southern Maine (USM), lead present in Portland's soil results from the historic presence of 233 lead-using industries and "the cavalier redistribution of contaminated soil." As part of an EPA Community Cares grant, over 90% of soil sampled at 179 properties in 2011 contained lead exceeding the EPA residential standard for soil.

b. Impacts on Targeted Community

i. Impacts on Public Health or Welfare

Although many industries have disappeared, a legacy of dust and air impacts remain. Cancer is the leading cause of death in Cumberland County. Portland has a higher incidence of lung cancer than other areas in Maine and the U.S., with a death rate of 256 per 100,000 population compared to 242 for Maine and 184.9 in the U.S. In addition, Maine has the highest rate of asthma in New England. The prevalence of asthma in the Waterfront target area ranges from 33.4-35.7 cases per 1,000 people, 15% higher than the state.

Residents and business owners also recognize the public safety hazard posed by Brownfields sites. In 2009, USM conducted a planning study of East Bayside. Residents noted that the industrial section of the neighborhood is laid out in long blocks that create pockets of darkness with limited street connectivity and sidewalks. Amongst business owners, 80% identified street litter as a major concern. Trash is also common at Fox Field, where teams line up before soccer games to collect trash, needles, and broken glass. This environment translates into a general lack of pride and reduces the welfare of our citizens.

Our targeted Brownfields sites are typified by the following conditions: 1) former manufacturing facilities contaminated by metals, PAH, PCBs, and solvents that result in blight and contaminated soil; and 2) substandard housing containing lead paint and asbestos that lead to lead poisoning and crime.

ii. Threats to Health & Welfare of Sensitive Populations

The health of **minorities** is disproportionately impacted by environmental problems. Much of the Waterfront and Bayside was built on fill, including lead and PAH-containing debris from the Great Fire of 1866. This debris is present throughout our target areas, which house minority populations that are double to over six times those of the state. According to the U.S. CDC, lead interferes with the development of the body's organs, especially in **young children**, where it impedes learning. In addition, a 2009 Columbia University study determined that high exposure to PAHs by **pregnant women** causes lower IQ and childhood asthma.

Through an EPA Community Cares grant, Portland ranked lead contaminated soil as a top priority. During the summer of 2011, soil samples were analyzed to contain lead concentrations ranging from 1,329 to 1,724 mg/kg. These alarming levels pose a threat to **young children**, who can ingest soil while at play.

Based on Census data, more than 75% of the housing stock within our target areas was built before 1970. Further, the Maine CDC has determined that more than 80% of lead poisoned **children** lived in rental housing, and according to the United Way, 15.9% of the City's children screened for lead had elevated levels. Without the assistance provided by Brownfields funds we will continue to struggle to provide safe and affordable housing to our citizens, particularly our **children, immigrant, and minority** populations.

Another sign of distress and impact on welfare is substance abuse. Last year, 1,693 Portlanders were admitted for treatment—a rate 50% higher than any other community. About 40% of high school students have used alcohol within the last 30 days, with half engaged in dangerous binge drinking. The challenges posed by crime and substance abuse are particularly hard felt in our **low-income** target communities.

iii. Disproportionate Impacts

The poverty and minority rates in our target areas are significantly higher than county, state, and national rates. According to the EPA's EnviroMapper, there is also a high concentration of regulated air, water, waste, and toxics sites along the Waterfront. This correlation demonstrates the disproportionate impact of Brownfields sites on this area's low-income and immigrant populations. Bayside also suffers from a disproportionate share of environmental risks. Based on EnviroMapper data, Bayside contains over 20 sites that are currently regulated for air and water quality, waste, and toxics. By contrast, North Deering, the city's wealthiest neighborhood, which is 99% white, contains none.

In addition, simply walking around Bayside, one can see examples of disproportionate impacts. For example, the City's long-time public works and maintenance facility abuts housing occupied by low-income residents, and the entire western boundary of Bayside is a busy interstate highway. Further, in 2012, Bayside accounted for a crime rate of 208 incidents per 1,000 population, five times higher than the City's rate. Blighted Brownfields properties crush community pride and can contribute to this increased crime rate.

c. Financial Need

iv. Economic Conditions

Portland needs Brownfields funding to close the gap left by banks and traditional financing tools. Brownfields are located in dense urban areas that have been in industrial use for hundreds of years and the redevelopment of these sites is more expensive and higher risk than comparable projects in greenfields.

However, we recognize the importance of these projects to reduce environmental contamination, reuse existing infrastructure, increase our ability to replace lost manufacturing jobs, and create much needed high quality low-income housing. In fact, we have several projects that are in the pipeline and are ready to begin cleanup activities. Examples include: several urban infill development projects to create affordable housing by Avesta; a marine jobs focused development on the Waterfront to create a manufacturing technology hub on a currently dilapidated wharf; and a state-of-the-art cold storage facility positioned on a former manufactured gas plant that will help transport Maine's products all over the world. Representative letters of interest for these projects and others are attached to this application.

Despite the potential demonstrated by just these few example projects, Portland has insufficient budget and sources of funding to catalyze these projects. The following are a few examples of why this hardship exists:

Staggering Costs for Infrastructure. Our sewer system dates back to the mid-1800s, when raw sewage was discharged into the harbor. When heavy rains overwhelm the sewer system, wastewater flows directly into the bay. These combined sewer overflow (CSO) systems were prohibited after the passage of the Clean Water Act. From 1993 to 2014 the City spent \$94M on upgrades, and we will need to spend \$170M more over the next 15 years. The cost of these efforts falls heavily on both the City and our residents.

General Assistance. Portland spends more on General Assistance than any other city in the state. In 2013, Portland provided \$9.6M in direct financial assistance to 4,376 clients – 6.6% of the City's population, an increase of 250% since 2003. While Portland is reimbursed for some of this aid, Governor LePage announced a policy in June to cut off State reimbursement to any municipality that provides assistance to undocumented immigrants. In Portland, 31% of General Assistance clients are **asylum seekers** whose legal status is unresolved, meaning that the City will shoulder the full burden of the State's punitive policy.

Job Losses, Plant Closures, and a Decrease in the Tax Base. The economic distress presented in the data above is linked to a decline in manufacturing. 50 years ago, one of every two jobs in our target areas were in manufacturing. Now it is one in 18. Since 2000, Cumberland County lost 7,566 jobs, including 3,879 manufacturing jobs. These lost jobs and vacant manufacturing facilities are directly related to the creation

of Brownfields sites and our inability to redevelop these properties without further assistance.

Natural Disaster. An additional economic disruption that has impacted our target areas includes the severe winter storm that brought snow and flooding to the state in January 2015. This storm, which was declared a major disaster in Maine by President Barack Obama, resulted in over \$2.5M in related costs to Cumberland and neighboring counties and caused a \$700,000 budget overrun for Portland's Public Works Department.

In summary, the City is limited in its capacity to raise revenue beyond property taxes, and our recent job losses, manufacturing decline, public assistance burden, and infrastructure liabilities have stretched our modest operating budget to the limit. These fiscal realities limit our ability to draw on other sources of funding to address Brownfields sites, and we simply cannot tackle this challenge on our own.

v. Economic Effects of Brownfields

Between 2012 and 2013, employment in the City of Portland decreased by 0.1%, compared to a 1.2% national increase. According to the Maine Department of Labor, the manufacturing sector in our county has been cut in half over the last 30 years. Further, in Portland, we have fallen from 3,765 manufacturing jobs in 2001 to just 2,671 in 2014; a loss of nearly 30%. Reductions in the number of manufacturing enterprises is consistent with our downward employment trend. These facility closures represent a triple burden in lost taxes and wages, as well as a loss of community pride grounded in a heritage of productive manufacturing.

Brownfields sites within the target areas have caused a cycle of disinvestment and poverty. Portland's decimated economic ability combined with a high population of low income residents has resulted in a deficit of safe and affordable housing. According to a 1/9/15, *Portland Press Herald* report, we were only able to help 8% of applicants find housing assistance in 2014. In addition, per a 2015 GPCOG Workforce Housing Demand study, only 29% of the units constructed from 2010-2014 were affordable to a household earning just the median income. We need Brownfields funds to reduce our affordable housing gap.

2. RLF PROGRAM DESCRIPTION AND FEASIBILITY OF SUCCESS

a. Program Description and Marketing Strategy

i. Program Description

Our RLF program will help Portland achieve the desired outcome of the **remediation and sustainable redevelopment of Brownfields properties to create opportunities in manufacturing and affordable housing**. Our ability to implement this program and achieve this outcome is described below.

Alignment with Land Use Revitalization Plans: Our objectives are aligned with the City's Comprehensive Plan, specifically in fulfilling the objectives of high density infill development, affordable housing creation, transportation-focused manufacturing projects, and development that considers the risks posed by climate change. In addition, our RLF will be aligned with GPCOG's IMCP program objectives to scale up food-related manufacturing opportunities and reuse existing infrastructure. Finally, we will operate the RLF program in accordance with the vision of Sustain Southern Maine, a Partnership established in 2010 with a \$1.6M grant from HUD, EPA, and the U.S. DOT. The objectives of this Partnership are *"to increase the share of residential and commercial construction on underutilized infill development sites that encourages revitalization while minimizing displacement in neighborhoods with disadvantaged populations."* We are in continuous collaboration with GPCOG, Sustain Southern Maine, and our community leaders, which will help our vision stay consistent with Portland's needs throughout the RLF program.

Competent Team to Ensure an Effective Program: Portland currently maintains a long-tenured team of development and financial professionals with direct experience in RLF administration. This team has managed \$855,000 under the City's previous Brownfields RLF program and also managed the cleanup and redevelopment of EPA-funded projects throughout the City. Key Team Members include

Program Manager: Greg Mitchell, City of Portland Economic Development Director

Project Manager: Nelle Hanig, City of Portland Business Programs Manager

Fund Managers: Cathy Ricker, CPA and City Controller and Lori Paulette, Senior Executive Assistant

Underwriter: Vin DiCara, DiCara Training and Consulting, LLC

Legal Advisor: Michael Goldman, City of Portland Associate Corporation Counsel

Qualified Environmental Professional (QEP): To be procured via a competitive selection process

Brownfields RLF Review Board: Portland Development Corporation (PDC), an 11 member Board, which includes the City Manager and Mayor as ex-officio voting members, along with bankers, developers, business owners, attorneys, engineers and others.

Selection of Borrowers and Subgrantees: Eligibility for sites and potential borrowers will initially be reviewed by our QEP. We will then work with our partners at the Maine Department of Environmental Protection (DEP) and the EPA to confirm eligibility before proceeding with the RLF review process. Subsequent to positive due diligence results, the applicant's financials, both historic and projections, along with tax returns will be provided to the underwriter for review. The underwriter analyzes the financial viability of the applicant and the proposed project, and whether it cash flows and will have the ability to meet its debt service with the addition of the Brownfields loan. The underwriter's report with a recommendation for approval or denial is then presented to the Brownfields RLF Review Board. The Board reviews the report and votes whether to approve the loan request. A similar process would be followed for subgrants.

In addition to the community engagement program discussed below in Section 3, the City will also rely on our Planning Department, Economic Development Department, City Council, City Manager, and Mayor to solicit input on the selection process. This practice will supplement the public input to ensure that the potential applicant aligns with the goals of our existing Comprehensive Plan.

Representatives of existing Brownfields redevelopment projects that are ready to begin immediately have articulated cleanup needs of over \$2,500,000. Examples include Avesta Housing, Maine's largest nonprofit housing developer, which is planning up to 15 affordable housing projects over the next five years; Thompson's Point, which is redeveloping a 28-acre rail yard into a mixed use event and education center; a cold storage facility near our marine terminal; and a waterfront technology hub that is focused on maximizing value of our marine products. In general, these and other potential applicants fit into the following categories: for-profit developers facing high costs to redevelop city infill lots; nonprofit developers creating manufacturing focused projects; and other nonprofit developers engaged in economic and community development, including housing. Letters of interest for these projects and others, which demonstrate a variety of for and nonprofit projects that align with our goals are attached to this application.

Structure and Administration of Loans and Subgrants: Our proposed loan/grant ratio will be roughly 70/30, allowing for 2 to 6 loans ranging in size from \$80,000 to \$240,000 each and up to 2 subgrants of approximately \$90,000 each. Awards will require a 20% match. Loan terms will be flexible and tailored to the project but will generally be 5-10 years at 3% interest. We will also require repayment if the borrower sells the property. As detailed above, Vin DiCara, who brings 29 years of experience, will assist us in determining borrower and subgrantee financial viability and risk.

Reasonable and Prudent Lending Practices: The City will ensure the sustainability of the RLF through solid management gained from our Brownfields redevelopment experience, our RLF underwriting expertise, and our focus on program sustainability. Our RFL program will conform to prudent lending practices based on administration of a similar fund capitalized by the U.S. EDA and Finance Authority of Maine (FAME), including stringent underwriting, servicing, and reporting tasks. Financial viability and risk will be reviewed and analyzed by the underwriter and presented for review and consideration to the Brownfields RLF

Review Board. This Board has been reviewing requests for the City since the early 1990s, lending a total of \$8,843,035 via 144 loans. Those loans leveraged over \$100 million in private investment.

Leveraged Funding for Projects: While the RLF can be used to cover the eligible cleanup costs of Brownfields sites, our success will depend on collaboration with our borrowers and sub grantees to access other funds to facilitate their projects. In order to ensure RLF sustainability, we will require that the developer has firm commitments for total project funding before the RLF monies are made available. The City of Portland and our supporting community organizations can provide assistance in identifying and securing additional project funding to help projects proceed.

Approach to Encourage the Revolving of Funds: Consistent with our previous Brownfields RLF, which was initiated in 1999, recapitalized in 2006, and closed in 2013, the focus of this program will be awarding loans (versus subgrants), which will produce program income. Our previous program issues \$497,000 in loans, which fully revolved and created \$209,000 in income. This approach will continue for this RLF.

Maximizing Resources for Lending and Gap Financing: As a regional center in northern New England, and a point of contact for economic and community development, we are familiar with over 40 different State and Federal programs to provide gap and high-risk funding. The City also manages several Commercial RLF funds of its own that provide financing for startups and expanding companies. Those funds, which are not focused on remediation, would remain separate but compliment any new funds awarded to initiate a Brownfields RLF. Also, as a HUD Entitlement Jurisdiction, the City of Portland receives an annual allocation of Community Development Block Grant (CDBG) and HOME Program funding, which incentivize and leverage additional funding sources for housing, economic, and community development projects. In addition, we have experience aligning private resources such as capital and equity investment via our relationships with developers and past project performance. These tools and relationships will be available to Brownfields RFL applicants. Additional funding resource capabilities are described in Section 2(c).

ii. Marketing Strategy

We will market to prospective RLF clients in a manner that is consistent with our Comprehensive Plan, community needs, and program vision. Specifically, we will focus on projects that redevelop vacant and/or underutilized properties to create manufacturing and affordable housing opportunities, enhance the quality of life for our residents, and grow the economic vitality of the our neighborhoods and districts.

To meet these goals, we will initially utilize our existing collaborative relationship with GPCOG's active Brownfields Assessment program and inventory, which can serve as a pipeline for prospects. Though we recognize that GPCOG has an RLF program as well, the funds for this program are reportedly fully committed. Further, GPCOG services potential borrowers throughout Cumberland County whereas the City's program will be focused on Portland. A successful Portland RLF grant application will allow GPCOG and the City to comprehensively serve the needs of both Cumberland County and the City of Portland.

We have already communicated with GPCOG, and interest from developers associated with their portfolio is very high. Identified potential projects include several Avesta affordable housing developments, Thompson's Point, a future cold storage facility near our marine terminal, a potential waterfront technology hub that is focused on maximizing the value of our marine products, and the Portland Company, a mixed use residential and commercial development that will provide and public access to the waterfront.

In the long term, we will continuously use the City's extensive existing relationships with real estate brokers, commercial lenders, owners, and for-profit and non-profit developers to maintain a steady stream of referrals. These relationships may be supplemented by soliciting the community organizations identified in Section 3, and/or a more general approach, including a web page, direct mailing, and social media outlets.

b. Task Description and Budget Table (all RLF funding will be for hazardous substances)

The following tasks will be completed to implement the program and a budget table follows. It is important to note that all personnel time, except the City Attorney, will be contributed as in-kind service. This will reduce the borrower's financial burden, increase project viability, and (depending on program performance and specific project needs) potentially increase the funding available for loans and/or subgrants.

Task 1: Cooperative Agreement Oversight: Travel is for two staff to attend two National Brownfields conferences for a total of \$6,000 (airfare/lodging/meals). Staff time to attend the conferences, prepare EPA work products and plans, and procure a QEP, is an in-kind cost share of \$29,400, though City Attorney time to review the QEP contract at (4X\$150/hr plus 40% fringe) will be grant funded. Contractual includes 120 hours of QEP time at \$120/hr to prepare outputs including 20 Quarterly Reports and ACRES updates.

Task 2: Marketing and Engagement: Subtasks include: 1) outreach to community leaders; 2) develop outreach materials; and 3) solicit owners and developers. Personnel time to conduct outreach and develop a website is an in-kind cost share of \$8,400. Travel includes 200 miles at \$0.575/mi plus tolls to meet with developers. Supplies include \$1,000 for brochures and marketing displays. Contractual covers the cost of our QEP to participate in subtasks 1 and 3 based on 180 hours at \$120/hr. Outputs: 10-15 developer/community meetings, marketing materials, and a website.

Task 3: Enrollment: Includes due diligence necessary to enroll sites. Personnel costs to review documents and attend RLF Review Board meetings is an in-kind contribution of \$12,600, though City Attorney time (120 hoursX\$125/hr plus 40% fringe) to prepare and review legal documents will be grant funded. Travel is 200 miles at \$0.575/mi plus tolls to meet with underwriters. Supplies includes \$400 in copies/recording fees. Contractual covers QEP review of assessments (140 hours at \$120/hr) and underwriting services (160 hours at \$100/hr). Outputs: 4-10 Review Board reports and 4-8 closing documents.

Task 4: Cleanup: The client's QEP will prepare required EPA and DEP reports. Personnel covers staff time to monitor awards and service loans is offered at \$8,400 as in-kind, though 40 hours at \$125/hr plus 40% fringe are budgeted for the City Attorney to take action in the event of a default. Supplies (\$2,320) covers fees/support for the website and RLF tracking software. Contractual is for our QEP to monitor the cleanup and review reports, estimated at 360 hours at \$120/hr. Remaining funds are expected to be distributed in loans (\$480,000) and subgrants (\$180,000). After the City's in-kind match (\$58,800), the remaining cost share (\$101,200) will be contributed via eligible expenses that exceed RLF funding. Outputs: 4-8 sets of ABCA's, CRP's, QAPP's, Remedial Action Plans, Specifications, and Remediation Reports.

Funding Type	Budget Categories	1. Cooperative Agreement Oversight	2. Marketing & Engagement	3. Enrollment	4. Cleanup	Total
Hazardous Substance Funds	Personnel	\$ 600	\$ -	\$ 15,000	\$ 5,000	\$ 20,600
	Fringe (40%)	\$ 240	\$ -	\$ 6,000	\$ 2,000	\$ 8,240
	Travel	\$ 6,000	\$ 120	\$ 120	\$ -	\$ 6,240
	Equipment	\$ -	\$ -	\$ -	\$ -	\$ -
	Supplies	\$ -	\$ 1,000	\$ 400	\$ 2,320	\$ 3,720
	Contractual	\$ 14,400	\$ 18,000	\$ 32,800	\$ 36,000	\$ 101,200
	Loans	\$ -	\$ -	\$ -	\$ 480,000	\$ 480,000
	Subgrants	\$ -	\$ -	\$ -	\$ 180,000	\$ 180,000
Federal Funding Subtotal						\$ 800,000
Cost Share						\$ 160,000
Total Budget						\$ 960,000

We will track outputs and outcomes via quarterly reports that the Brownfields RLF Project Manager and Fund Managers will submit to the EPA throughout the life of the program. These reports will track the number of loans and subgrants, as well as ABCA's, CRP's, QAPP's, and Remedial Action Plans. The City's Fund Managers will manage the internal accounting software to track transactions associated with each project as well as in-kind and cash matches. In addition, the QEP will file ACRES updates throughout the lifecycle of each site to track acres assessed for reuse, including greenspace, housing, and jobs. Finally, our Program Manager, Project Manager, RLF Review Board (the PDC), and our Community Organization partners will identify measures for tracking improvements to public health and the environment.

c. Ability to Leverage

Our Brownfields RLF program has the potential to leverage \$450M from the public and private sectors, including committed private developers, and available U.S. EDA, HUD, local Tax Increment Financing, and conventional bank financing. Documentation of leveraged funding potential from currently committed projects is included in **Attachment F**.

We will also leverage GPCOG's \$200,000 Brownfields Area Wide Planning (AWP) Grant, for which the City was a co-applicant. This grant will be used to launch a study to revitalize East Bayside. This is one of our target areas and the AWP effort will help focus and build public support for Brownfields redevelopment.

In addition, to help fight some of the environmental and economic challenges that exist below the waters of harbor, EPA awarded a \$350,000 FY2015 Brownfields Site Specific Assessment Grant to the Portland Harbor Commission for evaluation of submerged sediments for potential remediation. Remediation of industrial uplands (as would be promoted a Brownfields RLF) will leverage the Portland Harbor Commission's work to assess submerged lands, thereby supporting commercial berthing and water dependent industries such as fish processing, food production, and marine manufacturing.

Examples of relevant supplemental funding programs follow. **Based on our past success with these programs, we will be able to help our borrowers secure additional funds during the RLF period.** Please note that none of the programs listed below are focused on high-risk remediation assistance such as provided by the Brownfields RLF. However, we will encourage our applicants to also apply for funding through these programs to further leverage the RLF grant funds and increase project viability.

EDA RLF: This RLF is capitalized by the FAME and the U.S. EDA and provides gap financing to fund land acquisition, building construction and renovation, working capital, and machinery and equipment. The average loan size has been \$64,193; though, the maximum amount is \$250,000. These loans have leveraged \$40.7M in other funds, for a leveraging ratio of 0.90. If the Brownfields RLF applicant is a for-profit, we will consider layering these funds as part of a finance package.

Pine Tree Zone (PTZ): Expanding businesses in targeted industry sectors are eligible for a package of State incentives, including corporate income tax credit and payroll tax reimbursement. Since 2009, 53 businesses in Cumberland County have been certified, leveraging 2,131 new jobs and \$106M in private investment. The PTZ program is active, and we will pursue opportunities to further leverage our RLF.

Tax Increment Financing (TIF): State enabling legislation allows Portland to execute agreements with the private sector to capture the net new valuation associated with economic development projects. In 2011, the Thompson's Point project executed a \$32M TIF with the City of Portland to support development costs at a \$100M mixed use project on a former rail yard. TIFs have also been used to fund affordable housing projects in Portland, and this tool will be used to further leverage the BRLF program.

City of Portland HUD-Funded Programs: The City of Portland is a HUD Entitlement Jurisdiction, and as such receives an annual allocation of Community Development Block Grant (CDBG) Program funding of

approximately \$1.7 million and HOME Program funding of \$800,000. The City utilizes this funding to incentivize and leverage other resources for housing, economic and community development projects.

City of Portland Commercial RLF: The City has managed a commercial RLF since the early 1990's, making market rate loans to developers, as well as startup and growing businesses. The loans range from microloans to loans of up to \$250,000. To date the City has lent \$8,843,035 via 144 loans and leveraged over \$100 million in private investment.

Coastal Enterprises, Inc. (CEI): CEI is one of the nation's premier rural community development corporations and financial institutions. Market rate loans range in size from \$50,000 for microenterprises to \$500,000 for larger manufacturers.

3. COMMUNITY ENGAGEMENT AND PARTNERSHIPS

a. Plan for Involving Targeted Community & Other Stakeholders; and, Communicating Progress

The following sections describe our plan to inform and involve our community during the planning and implementation of our program. This plan was designed to be consistent with identified community needs.

i. Outreach

Our outreach efforts will be focused to connect with both target community members and other stakeholders. We will reach out to these stakeholders to get involved and stay involved in cleanup and reuse planning by using the City of Portland's website, our concerned citizen's listserv, the websites and distribution lists of our community organization partners, and social media outlets available to the City and via our project partners. For citizens without access to the Internet, particularly low-income residents who live near and adjacent to the project sites, we will reach out with direct mailings and flyers posted in the neighborhood. Finally, for those minority community members who may not be able to read materials printed in English, we will work with the City of Portland Refugee Services, who can provide multi-lingual staff to assist with outreach and translation and will include translations on our printed materials.

ii. Engagement

Once sites are selected, the City will work with our borrowers and subgrantees to ensure there is a Community Relations Plan with at least two public meetings (one during the development of the ABCA and one just before the implementation of cleanup activities). These meetings will be held in the neighborhood of the project site, will be advertised using the outreach methods described above, and will allow residents and business owners two opportunities to discuss the project and voice potential concerns prior to initiation. As necessary to accommodate possible cultural differences, meetings may be held at cultural gathering centers or after other scheduled meetings of cultural groups to encourage participation. At these meetings, we will also discuss measures that will be used to protect human health and the environment during cleanup. We will have both the QEP and City representatives present to address received comments and provide follow up as necessary. City of Portland Refugee Services will also be available for meetings to assist with translation. Beyond neighborhood meetings, there will be several opportunities for public engagement triggered by City ordinance, including master planning, concept approval, and site plan review.

iii. Protecting the Community

Portland places a high priority on health and safety during projects completed in our City. We will work with our QEP and the developer's team to ensure that a health and safety plan is in place and that site control is established via fencing, signage, flaggers, and/or security personnel prior to initiation. Site control will be used to protect children and other sensitive receptors from coming into contact with on-site contamination. Signage will be printed in multiple languages as appropriate for the neighborhood. Consistent with our Best Management Practices, dust control measures such as wetting and tire wash-downs will be employed to

protect pregnant women and other sensitive populations that may live and work in the area of the sites.

iv. Communicating Progress

Quarterly Brownfields updates and success stories will be shared through the City's previously described public outreach techniques, which will include emails, website and social media posts, and mailings and flyers, which will be multilingual as appropriate. Each of these updates will also solicit further feedback and provide the opportunity to continue the engagement process throughout the grant.

b. Partnerships with Government Agencies

i. State Environmental Authority

The Maine DEP will also serve as our partner throughout the program. Property owners will be required to enroll in the Voluntary Response Action Program (VRAP), which promotes the investigation, remediation, and redevelopment of sites by offering liability assurance protections from state enforcement actions. When cleanup is pursued, VRAP staff will be at the table to provide review and comment on cleanup decisions.

ii. Other Governmental Agencies

Sites cannot move forward without the EPA and staff members have served on our advisory committee, reviewed RFP, RFQ, and contract documents and participated in our QEP selection process. Quarterly meetings have provided valuable feedback on our planning process and schedule. EPA has also reviewed and approved eligibility requests, cleanup plans, and environmental reports and provided technical expertise. We will continue to foster this positive relationship that results in the redevelopment of RLF sites.

There are a variety of health entities that will be engaged to participate in the RLF program, including two local hospitals, Cumberland Health District, and Healthy Portland. These agencies will be called upon to discuss redevelopment opportunities and potential health risks to the residents of the City, as well as to alert us to new cases of lead poisoning and other health problems within the target areas.

c. Partnerships with Community Organizations

The following organizations will play important roles in marketing, outreach, planning, and implementation. We have long collaborative relationships with these groups and look forward to continued program contributions. We have also received commitments from the Bayside and East Bayside Neighborhood Associations, the Portland Society of Architects, Portland Trails, and Creative Portland (see Attachment E).

Sustain Southern Maine (SSM): SSM represents 41 communities and 30+ organizations and will play a critical role in marketing and tracking our program, identifying Brownfields sites in target areas, and reaching out to minority, low income, and other underrepresented populations. Further, SSM will help us to support Federal Livability Principles, which are integral to their Sustainable Communities Planning program.

Portland Regional Chamber of Commerce: The Portland Regional Chamber of Commerce supports individual, community, and business growth by offering networking, advocacy, and educational opportunities as well as other benefits. For several years, the Chamber has identified housing costs and the need to attract manufacturing and workers as essential for economic growth. These areas of focus align with the objectives of our program. To provide support, the Chamber has offered to provide marketing outlets through their numerous programming opportunities and to provide professional assistance to developers who are interested in redevelopment sites and/or align them with others in their network.

Healthy Portland: Healthy Portland is a community coalition who works to improve the health of the city by promoting healthy, active ways of life. This coalition consists of folks from schools, businesses, worksites, government, community groups and residents. They will work with us to talk about potential health issues and practical ways to mitigate risk, track and provide health related data, and assist with outreach.

4. PROGRAM BENEFITS

a. Health and/or Welfare and Environmental Benefits

i. Health and/or Welfare Benefits

Cleaning up sites through the Brownfields program will result in improved health for our community. For example, remediating soil contaminated by PAH and heavy metals from former manufacturing facilities will reduce risk posed by direct contact and particulate inhalation. Soil vapor and groundwater remediation at these industrial sites will also mitigate vapor intrusion into the living and work spaces of our buildings. Redevelopment focused on aged infrastructure can also reduce emissions and lower our rate of asthma.

Another program outcome that will result from the remediation of contaminated soil will be healthier **sensitive populations**, such as pregnant women, who are prone to adverse impacts from PAHs. Our Brownfields RLF program will also have a profound impact on environmental justice, including our goal of reducing **social and economic disparities for low-income, minority communities and other disadvantaged populations**. Specifically, we plan to continue to incorporate **Green Infrastructure** features into our projects and continue the momentum of the Bayside Trail project, which included tree-lined trails that connect our target neighborhoods to healthy food options and recreational opportunities.

Finally, the renovation or replacement of the older substandard housing stock that is characteristic of our target areas will reduce risk posed by asbestos and lead paint. This will also remove blight and increase community pride, both of which will result in a reduction of crime and improved community **welfare**.

ii. Environmental Benefits

This program will help reduce the impact of years of industrial use at properties in Bayside, the Waterfront, and throughout Portland. RLF-funded cleanup projects will reduce contamination and prevent continued leaching and migration into groundwater and soil. The reduction of contaminants will also reduce adverse impacts to downgradient receptors that may be impacted by toxic stormwater. These receptors include sediment, surface water, and wetlands, especially those associated with Portland Harbor, which is vital to our community. Finally, Brownfields remediation will remove or contain the urban and contaminated fill that exists throughout our target areas, which can revitalize these properties and create usable **greenspace**.

b. Environmental Benefits from Infrastructure Reuse/Sustainable Reuse.

i. Planning, Policies, and Other Tools

Several plans and programs are already in place to guide the RLF. These include the City's Comprehensive Plan, with functional elements such as Incentives for Affordable Housing, and strategic area plans, like A New Vision for Bayside. The Comprehensive Plan, which specifies encouraging infill redevelopment and affordable housing projects, fosters sustainable development and is consistent with the goals of this RLF. We will also benefit from active participation in GPCOG's Brownfields AWP program, which will create a redevelopment roadmap, focusing on industry, art, culture, and food enterprises.

Our program will also support **Green and Sustainable Remediation** and **Climate Smart Growth** initiatives. The City of Portland's Urban Land Institute (ULI) Resiliency Study, which was completed in May 2014, will be used to consider the impact of extreme storm events and sea level rise on potential projects, particularly those in Bayside and along the Waterfront. Further, procurement policies that encourage use of local contractors, beneficial soil reuse, and building debris recycling will be included in the RLF program.

ii. Integrating Livability Principles

Our RLF goals are aligned with several Livability Principles. We intend to create **affordable housing**, especially for the underserved in our target areas. Consistent with our IMCP designation, we will revitalize

manufacturing sites to support **economic competitiveness**, while considering the **values of our communities and neighborhoods**. As a Partnership for Sustainable Communities (PSC) community, we will also **leverage federal investment** through the Southern Maine Sustainable Communities Regional Planning Grant, Revitalizing Maine's Ports, and the Building Blocks for Sustainable Communities programs.

c. Economic and Community Benefits

i. Economic or Other Benefits

As one of the nation's designated "Manufacturing Communities," the City will use the Brownfields program to help implement a vision to grow the region's manufacturing sector, including the start-up and scale-up of food enterprises. There are over 100 local entrepreneurs looking for industrial space with high ceilings, floor drains, and loading docks like those in Bayside, and according to researchers at the University of Maine, one food maker generates an additional 1.2 jobs in the regional economy. Through our RLF program, we hope to encourage property owners to retrofit space to support local food manufacturing, which will put derelict sites back on the tax role, increase property values, and create momentum for area-wide echo redevelopment. These efforts, combined with the expansion of established businesses, will help us reach our IMCP goal of creating 2,500 jobs in the region's food processing sector with a direct impact of \$400M.

This program will also be used to turn Brownfields into opportunities for new or renovated affordable homes. Based on a state-wide study conducted by USM, the annual impact of affordable housing investment in Cumberland County from 2010-2011 was estimated at 1,398 jobs, \$115.9M in increased wages, and \$5.3M in sales/income taxes. This RLF will be an important tool for these types of projects.

ii. Job Creation Potential

There are no Brownfields Job Training grantees in our area. However, we understand that GPCOG will be applying for a Brownfields Job Training Grant in FY16, and we will support and participate in this program. In addition, the City maintains excellent relationships with Southern Maine Community College (SMCC) and USM and we are currently working together to provide short-term training for skills in manufacturing. In addition, procurement policies that encourage use of local contractors will be included in the RLF program.

5. PROGRAMMATIC CAPABILITY AND PAST PERFORMANCE

a. Programmatic Capability

We will draw on over 24 years of lending experience to administer the RLF. Our Economic Development Department currently manages a wide and successful portfolio of lending tools such as: our 60/30/10 Business Program; Micro Business Loan Program; Creative Economy Loan Program; Real Estate Development Loan Program; Regional Economic Development RLF (through FAME) and State Small Business Credit Initiative (through FAME). We've also structured and implemented more complex financial tools such as TIF districts. Key Team Members that are in place and ready to manage the RLF are below:

i. Organizational Structure

Program Manager: Greg Mitchell has been the City's' Economic Development Director since 2009. His work involves business recruitment/retention, advocacy of business interests in City government, marketing, strategic revisioning, negotiations with developers, and City land development. He has 30 years of economic development experience and will have overall management responsibility for the RLF.

Project Manager: Nelle Hanig has been managing the City's RLF and grant programs since 2008. Responsibilities include loan/grant applicant intake, and coordination with banks, underwriters, the City attorney, and applicants. Nelle also manages our Façade Improvement and Job Creation grant programs and helps developers and businesses with permitting and licensing. She'll be the day-to-day RLF manager.

Underwriter (Consultant): Vin DiCara, the City's underwriter since 2008, 29 years of experience in evaluating business credit needs including underwriting and the structuring of financing packages that utilize multiple sources of funds from the private and public sectors. Vin will provide underwriting services for the RLF, evaluate the viability of applicants, and make recommendations on loan/subgrant awards.

Legal Advisor: Michael Goldman is Portland's Associate Corporation Counsel and a former Maine Supreme Court law clerk. He has 10 years of experience in real estate and commercial transactions cases.

Fund Managers: Cathy Ricker, the City's Controller and Lori Paulette, Senior Executive Assistant. Cathy has been a CPA for 29 years and her responsibilities include financial reporting, reconciling accounts, preparing financial statements and coordinating audits. Lori Paulette has been with the Economic Development Department for over 30 years and has managed the Department's loan and grant funds since 2008. The Fund Managers will be responsible for financial management, tracking, and reporting for the RLF

The City will also procure the services of a QEP and any other required expertise using our well-defined competitive qualifications based solicitation process. This system also meets Federal procurement guidelines.

ii. Implementation Approach

Screening: Nelle Hanig will manage the screening phase. As the first contact for clients, she will initiate a meeting and site visit to scope project eligibility and feasibility. She will also identify resources for redevelopment. Our QEP will scope the project's eligible cleanup costs.

Enrollment: Vin DiCara, the City's Consulting Underwriter, and Nelle Hanig, Project Manager, will manage the application phase to vet the project's financial feasibility. Vin will work with the client to secure documents necessary to prepare a report for the loan committee, including a summary of the project's benefits and an analysis of its financial and credit risks. Our QEP will review available reports and assess the effectiveness of the proposed cleanup to mitigate environmental risks. Greg Mitchell, Nelle Hanig, Cathy Ricker and Lori Paulette will review project status throughout the program to ensure the timely use of funds and that all technical, administrative, and financial requirements of the program are met.

Review and Approval: Vin will manage application review before the Portland Development Corporation, which will serve as the City's RLF Committee. The Portland Development Corporation (PDC) is staffed by the Economic Development Department and maintains a board consisting of local residents and business members as well as the City Manager and Mayor (ex-officio). Formed by the City in 1991, the PDC reviews and approves all requests for loans from the City's Revolving Loan Program (RLP) and has provided close to 150 Portland businesses with over \$8M in financial assistance. By a simple majority, the committee will vote to approve awards, make modifications, and guide actions in the event of a default. Our legal team will draft terms and conditions of awards and participate in the closing.

Cleanup: Once an award is made, the client's QEP will an Analysis of Brownfields Cleanup Alternatives (ABCA), Community Relations Plan (CRP), Quality Assurance Project Plan (QAPP), and Design and Bidding documents. Our QEP will review these plans and monitor cleanup activities relative to regulatory requirements and overall protection of health and the environment. They will also work with the client to secure DEP voluntary cleanup program completion, an RLF program participation requirement.

Service: Cathy Ricker and Lori Paulette, the Fund Managers, will manage the servicing phase. Internal controls include segregation of duties for recording and repayment of loans. Loan modules are integrated into the City's general ledger system. The City records transactions, generates loan profiles, and meets State and Federal reporting requirements. Closing documents are stored in a fireproof safe. Our QEP will monitor cleanup activities and approve reimbursements. Should there be a default or divesture, Vin will bring the project back to the RLF committee for review.

b. Audit Findings

Portland has not received an adverse audit finding from an OMB Circular A-133 audit or a state audit, nor have we been required to comply with “high risk” terms under agency regulations implementing OMB Circular A-102. Previous grant funds have been returned to the EPA due to the expiration of the period of performance. However, better economic conditions, current high interest in loan applications, and a renewed marketing strategy will ensure that future funds are expended well before this RLF period ends.

c. Past Performance and Accomplishments

iii. Has Received an EPA Brownfields Assessment, Revolving Loan Fund, or Cleanup Grant

Portland is currently partnered with GPCOG on a \$200,000 AWP Grant for East Bayside. In addition, we received a \$200,000 assessment grant in 2005 (BF97132201), a \$150,000 cleanup grant in 2004 (BF97118101), a \$355,000 RLF recapitalization in 2006 and \$500,000 initial RLF grant in 1999 (BF97145801), and assessment grants issued between 1996 and 2001 totaling \$335,000 (V99186801). Each grant was managed per program requirements and successfully implemented as discussed below.

Compliance with Grant Requirements: All of our previous assessment and cleanup grants were completed in accordance with their work plans and met the applicable programmatic requirements. In addition, the City has completed timely quarterly reports, ACRES inputs (during the applicable timeframe), Phase Is/IIs, and cleanup reports. We have no open Brownfields grants. All available assessment and cleanup funding was expended prior to the end of the performance period. As noted previously, \$328,352.56 of prior RLF grant funds was de-obligated due to challenging market conditions, which stalled development projects that could have used the RLF and prevented us from loaning the funds before the period of performance expired. However, an improved economy, our demonstrated interest in loan applications, and renewed marketing strategy will ensure that future funds are loaned or subgranted well before the period for this RLF ends.

Accomplishments: As part of the previous assessment grant program, 8 sites were assessed, resulting in the preparation of 7 Phase Is and 8 Phase IIs. In addition, cleanup plans were prepared and remediation activities were completed to turn a dilapidated and contaminated rail corridor into the Bayside Trail, a livable, walkable, vibrant urban amenity. The trail, together with pocket parks, gardens, and public gathering areas, is a focal point for cultural activities and community programs, contributes to the economic vitality of the City, and improves the quality of life for the tens of thousands of residents, workers, and visitors. Previous RLF funds were also used to catalyze three successful remediation projects. All three were in the Bayside neighborhood and were consistent with the City’s New Vision for Bayside, a plan that was adopted by the City Council as an element of the City’s Comprehensive Plan:

Department of Health Services (DHS), Marginal Way: This project remediated a section of the Bayside Rail Yard, expanded the usable land, and enabled the development of a DHS building, which provided public services within walking distance of the residents of Bayside.

Extension of Chestnut Street: This project remediated 0.26 acres of land to address potential health risks, and added new street frontage, opening up more land for redevelopment in the Bayside Rail Yard. Other benefits included improved pedestrian and vehicular circulation within Bayside and a direct connection from the invigorated Bayside area to Congress Street and the heart of downtown Portland.

Chestnut Street Lofts: This site was remediated to address petroleum contamination, and then redeveloped into a 37-unit, 8-story, mixed use building. This project, with 37-residential units, was the first market rate housing built in Bayside since before WWII. The project’s location provides the opportunity for its residents to walk to numerous retail, service, cultural, and entertainment venues. The commercial units are populated by a hair salon and an immigrant-owned grocery store.

ATTACHMENT A.

**THRESHOLD ELIGIBILITY
DOCUMENTATION INCLUDING COST
SHARE DOCUMENTATION**

Revolving Loan Fund

III.B. - Threshold Eligibility Documentation

1. Applicant Eligibility

The City of Portland, Maine is the lead agency for the proposed Brownfields Revolving Loan Fund (RLF).

2. Description of Jurisdiction

The city limits of the City of Portland, Maine.

3. Letter from State Environmental Authority (See Attachment B).

4. Oversight Structure and Legal Authority to Manage a Revolving Loan Fund

Portland currently maintains a long-tenured team of development and financial professionals with direct experience in RLF administration. This team has managed \$855,000 under the City's previous Brownfields RLF program and also managed the cleanup and redevelopment of EPA-funded projects throughout the City. Key Team Members include:

- *Program Manager:* Greg Mitchell, City of Portland Economic Development Director
- *Project Manager:* Nelle Hanig, City of Portland Business Programs Manager
- *Fund Managers:* Cathy Ricker, CPA and City Controller and Lori Paulette, Senior Executive Assistant
- *Underwriter:* Vin DiCara, DiCara Training and Consulting, LLC; *Legal Advisor:* Michael Goldman, City of Portland Associate Corporation Counsel
- *Qualified Environmental Professional (QEP):* To be procured via a competitive selection process
- *Brownfields RLF Review Board:* Portland Development Corporation (PDC), an 11 member Board, which includes the City Manager and Mayor as ex-officio voting members, bankers, developers, business owners, attorneys, engineers, etc.

Eligibility for sites and potential borrowers will initially be reviewed by the QEP. We will then work with our partners at the Maine Department of Environmental Protection (DEP) and the EPA to confirm eligibility before proceeding with the RLF review process. Subsequent to positive due diligence results, the applicant's financials, both historic and projections, along with tax returns will be provided to the underwriter for review. The underwriter analyzes the financial viability of the applicant and the proposed project, and whether it cash flows and will have the ability to meet its debt service with the addition of the Brownfields loan. The underwriter's report with a recommendation for approval or denial is then presented to the Brownfields RLF Review Board. The Board reviews the report and votes whether to approve the loan request. A similar process would be followed for subgrants. See **Attachment D** for information regarding Legal Authority. The letter indicates the City has the authority and ability to hold funds, make loans, enter into loan agreements, and collect repayments. It also notes that the City also has authority to enter into agreements whereby the City, or its contractors, would have the ability to access and secure real property owned by recipients of loans from its Brownfields Revolving Loan Fund.

5. Statutory Cost Share

The City of Portland will provide the statutory match of \$160,000, which will be delivered through in-kind City services (\$58,800) and loan and sub-grant recipients via eligible expenses that exceed federal funding (\$101,200).

ATTACHMENT B.

**LETTER FROM THE STATE OR TRIBAL
ENVIRONMENTAL AUTHORITY**



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



PAUL R. LEPAGE
GOVERNOR

AVERY T. DAY
ACTING COMMISSIONER

December 8, 2015

Mr. Frank Gardner
EPA Region 1
5 Post Office Square
Suite 100, Mailcode: OSRR7-2
Boston, Massachusetts 02109-3912

Dear Mr. Gardner:

The Maine Department of Environmental Protection's ("Department") Bureau of Remediation and Waste Management acknowledges that the City of Portland plans to conduct cleanups and is applying for federal Brownfields grant funds.

Greg Mitchell of the city has developed an application requesting federal Brownfields Revolving Loan Fund money for cleanup of Brownfields properties in Portland (community wide).

If the City of Portland receives funding, the Department will assign project management staff to provide review and comment on all remedial workplans generated using the funding, and the Department's Voluntary Response Action Program ("VRAP") will provide protections from Department enforcement actions by issuing a Commissioner's Certificate of Completion for the remedial activities completed to the Department's satisfaction.

Please feel free to call me directly at (207) 287-4854 should you have any questions regarding this letter.

Sincerely,

Nicholas J. Hodgkins
Voluntary Response Action Program
Division of Remediation
Maine Department of Environmental Protection

Pc: Dorrie Paar, USEPA
Greg Mitchell, City of Portland

AUGUSTA
17 STATE HOUSE STATION
AUGUSTA, MAINE 04333-0017
(207) 287-7688 FAX: (207) 287-7826

BANGOR
106 HOGAN ROAD, SUITE 6
BANGOR, MAINE 04401
(207) 941-4570 FAX: (207) 941-4584

PORTLAND
312 CANCO ROAD
PORTLAND, MAINE 04103
(207) 822-6300 FAX: (207) 822-6303

PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
(207) 764-0477 FAX: (207) 760-3143

ATTACHMENT C.

**DOCUMENTATION OF APPLICANT
ELIGIBILITY IF OTHER THAN CITY,
COUNTY, STATE, OR TRIBE (NOT
APPLICABLE)**

ATTACHMENT D.

LEGAL OPINION ESTABLISHING THAT THE APPLICANT HAS AUTHORITY TO (1) ACCESS AND SECURE SITES IN THE EVENT OF AN EMERGENCY OR DEFAULT OF A LOAN AGREEMENT OR NON-PERFORMANCE UNDER A SUBGRANT; AND (2) TO MAKE LOANS AND ACCEPT PAYMENTS OF FEES, INTEREST, AND PRINCIPAL

Portland, Maine



Yes. Life's good here.

Danielle P. West-Chuhta
Corporation Counsel

Jennifer L. Thompson
Associate Counsel

Adam R. Lee
Associate Counsel

Michael I. Goldman
Associate Counsel

December 17, 2015

Frank Gardner
EPA Region 1
5 Post Office Square
Suite 100, Mail code: OSRR7-2
Boston, MA 02109-3912

Re: Legal Authority of City of Portland to Manage EPA Brownfield Revolving Loan Fund.

Dear Mr. Gardner

This office represents the City of Portland (the "City"), a body politic and corporate in Cumberland County, Maine. I provide this letter in support of the City of Portland's application to the U.S. Environmental Protection Agency (EPA) for a Brownfields Revolving Loan Fund Grant. As part of the application process, the City is required to submit an opinion from legal counsel as to its authority to access and secure sites and to perform the actions necessary to manage a revolving loan fund. As a basis for this opinion, I have consulted with the City's Housing and Economic Development staff and examined the following documents:

1. The City of Portland's Charter and Code of Ordinances.
2. Chapter 101 of Title 30-A of Maine Revised Statutes.
3. City of Portland Council Orders 44-01/02 and 45-01/02 dated September 5, 2001.
4. City of Portland Council Order 120-15/16, dated December 7, 2015.
5. Other materials and relevant provisions of the constitution and the laws of the State of Maine deemed pertinent as a basis for rendering the opinions set forth in this latter.

First, in September 2001, by Orders 44-01/02 and 45-01/02, the City of Portland City Council accepted and properly administered a Revolving Loan Pool Program Grant from the EPA, established a Brownfields Cleanup Revolving Loan Fund, and approved guidelines for that fund. Next, by Order 120-15/16, dated December 7, 2015, the City of Portland City Council unanimously authorized the City Manager to

389 Congress Street, Room 211, Portland ME 04101

www.portlandmaine.gov / tel. 207.874.8480 / tty. 207.874.8936 / fax. 207.874.8497

apply for a new \$800,000 Brownfields Revolving Loan Fund Grant, to accept such funds, if awarded, for the purpose of recapitalizing the City's Brownfields Revolving Loan Fund, and to accept and appropriate such funds. In that Order, the City Council further authorized the City Manager, or his designee, to execute any and all documents necessary to apply for, accept, and appropriate the grant funds. Third, the City presently also properly administers various other loan programs, including the Finance Authority of Maine Regional Economic Development Revolving Loan Program, the State Small Business Credit Initiative loan program, the Department of Housing and Urban Development (HUD) Community Development Block Grant Housing Rehabilitation loan program, and HUD's Housing and Urban Development HOME Affordable Housing Development and Housing Rehabilitation programs, through which the City holds funds, enters into loan agreements, accepts promissory notes secured by mortgages on real estate and security interests in personal property, and collects repayments pursuant to those agreements.

Overall, and based on the foregoing, it is my opinion that the City has the authority and ability to hold funds, make loans, enter into loan agreements, and collect repayments. It is also my opinion that the City also has authority to enter into agreements whereby the City, or its contractors, would have the ability to access and secure real property owned by recipients of loans from its Brownfields Revolving Loan Fund. As an initial matter, and assuming that a recipient executes and delivers to the City a mortgage on the property that is the subject of a Brownfields Cleanup Revolving Loan Fund loan agreement, the City, as mortgagee, would have the right to enter or recover possession of the mortgaged property after a breach of condition of the mortgage, assuming there is no agreement to the contrary. It is also anticipated that a loan recipient will be required to execute an Access Agreement in substantially the form attached to this letter as Exhibit A, which would provide the City with the right to access and secure the recipient's property in the event of an emergency or default or non-performance under the loan agreement.

Thank you for your consideration of this letter in support of the City of Portland's application for a Brownfields Revolving Loan Fund grant. Please let me know if you require additional information.

Very truly yours,



Michael Goldman

cc: Gregory Mitchell, Director, Economic Development
Nelle Hanig, Business Program Manager, Economic Development

EXHIBIT A

ACCESS AGREEMENT

This **ACCESS AGREEMENT** ("Agreement") made this _____ day of _____, 2016, between the City of Portland, a body politic and corporate with an address of 389 Congress Street, Portland Maine 04101 (the "City") and a _____ a _____ with an address of ("Property Owner").

WHEREAS, the City is the recipient of a grant from the Environmental Protection Agency of the United States of America ("EPA") under the EPA's Brownfields Revolving Loan Fund grant program ("Program");

WHEREAS, Property Owner has applied for, and the City has approved, a loan of funds from the City to Property Owner under the Program ("Loan") for clean-up activities on real property located at _____, as further described on the attached Exhibit A ("Property"); and

WHEREAS, in order for Property Owner to receive the Loan, the City must have access to the Property and authority to secure the Property in the event of an emergency or default or nonperformance under the terms and conditions of the Loan as provided in the loan agreement and any other documents executed in connection with the Loan ("Loan Documents").

NOW THEREFORE, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties hereby agree as follows:

1. Grant of Access. Property Owner hereby grants to the City the right to enter upon the Property with personnel, vehicles and machinery for the duration of the Term (as hereinafter defined), and the right, upon written notice to Property Owner, to intervene and take control, or cause the City's contractor to take control, over clean up or remediation activities in connection with the Property under the following conditions:
 - A. Emergency. In the event of an emergency at the Property, the City, at its option, may take such steps and perform such actions or activities that it deems necessary in its sole discretion, to address such emergency. The City shall provide written notice to Property Owner of any actions taken pursuant to this section within a reasonable time after taking such action. Property Owner shall reimburse the City for any out-of-pocket expenses incurred by the City to address such emergency, subject to any good faith dispute relating to the reasonableness of the amount of, or the necessity for, any such expenditure. An "emergency" for purposes of this agreement shall be defined as a sudden or unexpected occurrence or event which causes or threatens to

cause environmental damage, loss of or damage to property, injury or loss of life.

- B. Default and Nonperformance If Property Owner fails (beyond the expiration of any applicable grace period) to meet the obligations or perform the covenants and agreements contained in the Loan Documents, then the City, may, at its option, make such appearances, disburse such sums and take such actions as the City deems necessary to protect the Property and its interests, including, but not limited to, accessing and securing the Property and completion of any clean-up or remediation activities on the Property. At its option, and without limitation, the City may pay any costs or fees related to the remediation or clean-up of the Property, subject to reimbursement by Property Owner. Any amounts disbursed by the City pursuant to this Section, with interest thereon, shall become part of the Loan. Nothing contained in this Section shall require the City to incur any expense or do any act.
2. Term. The term of this Agreement shall commence on the date hereof and shall terminate upon the latest to occur of: (1) repayment and performance of the debts and obligations under the Loan, (2) completion of the remediation and clean-up activities on the Property, and (3) satisfaction of the terms and conditions of the Loan Documents.
 3. Indemnity. Property Owner shall indemnify, defend and hold the City, its officers, members, employees, agents and contractors harmless from and against all claims, liabilities, losses, penalties, damages and costs (including attorneys fees and legal costs and expenses) resulting from or arising out of the Loan or this Agreement.
 4. Notice. Any notice required or permitted by this Agreement shall be in writing and shall be given by personal or courier service delivery to a responsible person, by facsimile, or by deposit in the United States mail, certified mail, return receipt requested, postage prepaid. Notices shall be delivered or addressed to the City and Property Owner at the addresses set forth above or at such other address as a party may designate in writing. The date notice is deemed to have been given, received and become effective shall be the date on which the notice is delivered, if notice is given by personal or courier service delivery or by facsimile, or the date of actual receipt if the notice is sent through the United States mail.
 5. Miscellaneous. Time is of the essence with regard to this Agreement. Nothing in this Agreement shall be deemed a waiver or modification of any right of entry afforded to the City under the Loan Documents or applicable law, and the rights granted to the City in this Agreement are cumulative. This Agreement may not be assigned by either party without the prior written consent of the other party. This Agreement constitutes the entire agreement between the City and Property Owner and there are no other agreements, understandings, warranties or representations between the City and Property Owner except for the Loan Documents. No modification of this Agreement shall be effective unless the same be in writing and signed by all of the parties hereto. This Agreement will inure to the benefit of and bind the respective

successors and assigns of the City and Property Owner. This Agreement may be simultaneously executed in any number of counterparts, each of which when so executed and delivered shall be deemed an original, but all of which together shall constitute one and the same instrument. As used in this Agreement, the singular number shall include the plural, the plural the singular, and the use of the masculine shall include, where appropriate, the feminine and neuter. This Agreement shall be governed by and construed in accordance with the laws of Maine. If any provision of this Agreement is determined to be invalid or unenforceable, it shall not affect the validity or enforcement of the remaining provisions hereof.

IN WITNESS WHEREOF, the parties have hereunto executed this Agreement as of the date first written above.

CITY OF PORTLAND

By:
Title:

PROPERTY OWNER:

State of Maine

Cumberland, ss.

_____, 2016

Personally appeared the above named _____, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Notary Public/Attorney-at-Law

(Print or type name)

ATTACHMENT E.

**LETTERS OF COMMITMENT FROM ALL
COMMUNITY ORGANIZATIONS**



SUSTAIN SOUTHERN MAINE

Partnering to strengthen our economy, environment and community

December 10, 2015

Nelle Hanig
Business Programs Manager
Economic Development Department
City of Portland
389 Congress Street
Portland, ME 04101

Dear Ms. Hanig,

I am pleased to support the application of the City of Portland, ME to the U.S. Environmental Protection Agency for a Brownfields Revolving Loan Fund Grant.

The City's application aligns with the desired outcomes and priority strategies set by Sustain Southern Maine. Sustain Southern Maine was established in 2010 under a \$1.6 million Sustainable Communities Regional Planning Grant from the U.S. Department of Housing and Urban Development. The program encompasses Cumberland and York counties, and has a committed Partnership of 45 organizations, including GPCOG. The Partnership is representative of municipal and state governments, non-profit agencies, and private entities, in a variety of sectors all working to increase prosperity across the region. The desired outcomes and priority strategies were identified by the Partnership through an integrated 5 pronged approach resulting in continued commitment by Partners to achieve the outcomes.

A Brownfields Revolving Loan Fund grant can help to achieve Sustain Southern Maine's desired outcomes and, in particular, assist with implementing the Centers of Opportunity concept. The desired outcomes it supports include things such as: 1) Aligning public resources with multi-partnered, integrated, long range plans for sustainable development; 2) Increasing mixed use re/development of underutilized parcels with access to public infrastructure within existing neighborhood centers; 3) Increasing available affordable housing with access to transit; and 4) Decreasing household and business energy costs related to transportation.

If successful, the utilization of Brownfield Revolving Loan Funds can leverage other public resources, such as transportation funds from the metropolitan planning organization, to implement the Centers of Opportunity concept. This concept focuses on developing compact, mixed-use, walkable centers in urban, as well as suburban and rural communities. In order to encourage our region to continue to embrace this way of approaching community development, we must prove we can successfully move these Centers from planning to implementation. The ability to continue redevelopment of Brownfields sites with an emphasis on these Centers is a critical piece to implementation.

We are committed to supporting the City's Brownfields program by communicating with our project partners about the Brownfields Revolving Loan Fund. Further, we can participate on the GPCOG Brownfields Steering Committee and contribute community data to help with the inventory and planning.

It is my hope the City is rewarded for their efforts to work toward a vibrant and prosperous region.

Sincerely,

Rebecca Schaffner, Director
Sustain Southern Maine



December 3, 2015

Nelle Hanig
Business Programs Manager
Economic Development Department
City of Portland
389 Congress Street
Portland, ME 04101

Dear Ms. Hanig,

The Portland Regional Chamber of Commerce supports the growth and success of our members by providing high-value services and opportunities and promoting regional prosperity. Through our staff's work, our volunteer boards, and strategic partnerships throughout the region, we encourage individual, community and business growth by offering valuable networking, advocacy, and educational opportunities as well as other benefits. Partnering with the communities of South Portland, Cape Elizabeth, Falmouth, Cumberland, Scarborough, Portland, Westbrook and Gorham, it is our goal to help each member business build its bottom line through our network and resources.

In November 2015, the Chamber posted a blog about affordable housing on our website. For several years, the Portland Community Chamber of Commerce has issued a warning about housing costs in the City and region in our Economic ScoreCard. We need to attract the workers who are essential for economic growth – affordable middle class housing is at the top of that list. Remediating brownfields sites can revive underused areas for both job creation and housing opportunity.

The Portland Regional Chamber of Commerce is willing to communicate with our members, residents and businesses about the value of brownfield reuse. We have numerous programming opportunities to spread the word throughout the region about the importance of brownfield redevelopment. In addition, we can post outreach material on our website and via email and offer to provide our professional assistance to developers who are interested in these sites for commercial purposes and/or align them with others in our network.

Good luck with your application for an EPA Brownfields Assessment Grant – we hope it is successful.

Christopher Hall
CEO
Portland Regional Chamber of Commerce



December 14, 2015

Nelle Hanig
Business Programs Manager
Economic Development Department
City of Portland
389 Congress Street
Portland, ME 04101

Dear Ms. Hanig,

Healthy Portland is a community coalition that works to improve the health of our city by promoting healthy, active ways of life. Our coalition is made up of folks from schools, businesses, worksites, media, public policy makers, community groups and residents.

We work towards improving the health and well-being of the community through a representative collaborative of Portland residents, their families, schools, employers, health care, social services, and policy makers with a primary focus on supporting tobacco-free lifestyles, promoting physical activity and encouraging healthy eating.

East Bayside is one of Maine's most diverse census tracts and the land in this area is at risk from high lead levels, a legacy of historic industry and fill. In order for projects to be successful and realize the potential positive impact of agriculture in this culturally rich, economically challenged urban area, we must be able to address our environmental challenges and help fund the removal of contamination and mitigation of health risks. For this reason, I am writing to support the City's application to the U.S. Environmental Protection Agency for a Brownfields Revolving Loan Fund (RLF) Grant on behalf of Healthy Portland.

We commit to support the City's Brownfields program by talking with our community and project partners about the Brownfields Assessment program. We are willing to continue to work with the City to talk about potential health issues and practical ways to mitigate risk, track and provide environmental and human health related data, post community outreach material on our website and through our email list, and offer input in the cleanup/reuse planning process. We offer you our full support and encouragement as you apply for the EPA Brownfields RLF Grant.

Sincerely,

Kristen Dow
Program Coordinator
Healthy Portland



BAYSIDE NEIGHBORHOOD ASSOCIATION

PO Box 11563 Portland, Maine 04104 BNAPortland@gmail.com

December 4, 2015

Nelle Hanig
Business Programs Manager
Economic Development Department
City of Portland
389 Congress St
Portland, Maine 04101

Dear Ms Hanig

The Bayside Neighborhood Association is pleased to express its support for the city's application to the EPA's Brownfields Revolving Grant Fund. Our neighborhood has been a beneficiary of past Brownfields grant monies. The Brownfields funds which the city received in the 1990s helped to launch the major redevelopment that has taken place in Bayside over the past twenty years. Developments such as the Intermed Building and the forthcoming Midtown Project might not have been possible without the early work accomplished with the help of Brownfields money.

Bayside is an old neighborhood, built on fill, as is much of Portland's peninsula. Continued access to Brownfields funds will help make our neighborhood and others more attractive for future redevelopment and greater prosperity.

Sincerely,

Steve Hirshon, president, Bayside Neighborhood Association



December 15, 2015

Nelle Hanig
Business Programs Manager
Economic Development Department
City of Portland
389 Congress Street
Portland, ME 04101

Dear Ms. Hanig,

As you know, earlier this year, the City of Portland was one of 20 communities selected to receive a national grant to conduct a long-term planning effort for East Bayside and GPCOG was selected by the EPA for a \$200,000 Brownfields Area-Wide Planning grant.

The East Bayside neighborhood is located between Interstate 295, Franklin Street, Congress Street and Washington Avenue. We are an ethnically diverse, low income neighborhood. East Bayside is in the midst of a transformation from a neighborhood built on a contaminated landfill to serving as a commercial, manufacturing, and cultural center for Portland. Our future is exciting and promising. Over the past few years, we have become home to a number of new businesses such as Coffee by Design, Maine Craft Distilling, Rising Tide Brewing, and Urban Farm Fermentory, and momentum is building.

However, much of the land in East Bayside must be remediated before it can be redeveloped and this transformation can be complete. It is estimated by the City that 17% (22 acres) of East Bayside's 130 acres could be contaminated Brownfield sites and additional work is needed in order to leverage an estimated \$45 million in public and private investment that is planned for housing and infrastructure projects in our neighborhood.

Established in 2007, the East Bayside Neighborhood Organization is focused on creating and maintaining a safe neighborhood, ensuring that East Bayside is represented in city issues and creating a sense of community while preserving and respecting our diversity.

We recognize that an active Brownfields assessment program will be crucial to continued investment, environmental remediation, and redevelopment in our community. Further, we understand that these assessment funds must be available in order to fully leverage EPA's contribution to our neighborhood via the Area-Wide Planning grant. For these reasons, we wish to support the City of Portland in your application for an EPA Brownfields Revolving Loan Fund Grant.

We are very pleased to see linkage to the Livability Principles and Sustainable and Equitable development guidance included in EPA's evaluations for this grant application. As neighborhood residents, who will be primarily impacted by the development outcomes of this grant, we will work to ensure these principles bear fruit in our neighborhood.

Should the City receive a Revolving Loan Fund Grant, our organization will participate by helping to educate neighborhood residents and businesses about brownfields issues, in general, and this grant and program, in particular; organizing meetings; and using social media for additional outreach.

We wish you luck in your application and are eager to hear of the results.

Sincerely,

EBNO Board Members

Melissa Hoskins

Melissa Hoskins

President

Abby King, Vice President

Dan Black, Treasurer

Isa Rathband, Secretary

Ellen Bailey, At-Large

Cynthia Cochran, At-Large

Maeve Mcinnis, At-Large



Board of Directors

Alan Kuniholm AIA LEED AP BD+C

President

Graham Vickers AIA

Vice President

Scott Tompkins

Secretary

Sasha R. Salzberg

Treasurer

Carole Merrill

Executive Director

Allison Barton

Constance Bloomfield MCP RA

Ron Conterio, LEED AP

Patrick S. Costin AIA LEED AP BD+C

Harry W. Hepburn AIA LEED AP

Judith Schneider

Lynn Shaffer, RA

Scott Simons AIA

Nathan H. Smith, Esq.

Paul S. Stevens AIA

Jesse Thompson AIA LEED AP CPHC

Jaclyn Vassallo

Adam Wallace

Portland Society for Architecture

PO BOX 5321

Portland, Maine 04101

www.portlandarchitects.org

December 3, 2015

Nelle Hanig
Business Programs Manager
Economic Development Department
City of Portland
389 Congress Street
Portland, ME 04101

Dear Ms. Hanig,

The Portland Society for Architecture (PSA) is a non-profit membership organization founded in 2006 to promote the progress and economic development of Greater Portland by encouraging innovation and vision in design and planning. One of our main goals is to help Portland build better because sustainable, responsible and creative growth is the lifeblood of this fantastic City. Recent issues that we have tackled in the City include housing, historic preservation, streets, climate change and zoning. We aim to support our goals by:

- Presenting programs and public events that enable Portland's citizens to make informed decisions about the future of our City,
- Elevating the quality of public engagement,
- Maintaining an optimistic and progressive approach toward civic engagement, and
- Engaging our creative community to make Portland a destination - a place where people choose to live.

We are committed to supporting the City of Portland's Brownfields Revolving Loan Fund program by communicating with our members. We can also consider hosting design charrettes and offering technical assistance from our numerous architects, engineers, lawyers, real estate professionals, construction management, and other professional members. We offer you our full support, encouragement and hope as you apply for the EPA Brownfields Revolving Loan Fund Grant. We are excited to work with you on this and many other important initiatives.

Sincerely,

Carole Merrill
Executive Director
Portland Society for Architecture



December 10, 2015

Nelle Hanig
Business Programs Manager
Economic Development Department
City of Portland
389 Congress Street
Portland, ME 04101

Dear Ms. Hanig

Connecting the Back Cove Trail and Eastern Promenade is the Bayside Trail, which is the result of a collaborative effort that took over a decade. The City of Portland, Portland Trails, the Trust for Public Land, the Bayside Neighborhood Association and East Bayside Neighborhood Organization (among others) worked with stakeholders to develop this heavily used trail that will one day cross Forest Avenue to Deering Oaks Park and beyond to the Transportation Center. The current trail follows a former rail line, is one mile in length and traverses the heart of revitalized industrial and residential neighborhoods in Bayside and East Bayside. The trail includes benches, water fountains, pocket gardens, public gathering areas and trail markers.

I mention this project specifically, because in the past, the area of Portland where this trail is located served mainly industrial purposes. Today, Bayside is in the midst of a transformation for both commercial and residential uses – many of which were former brownfield sites. The Bayside Trail serves as a transportation spine for the neighborhoods. Additional resources are needed to investigate and resolve potential environmental issues such as urban fill, asbestos in the neighborhoods.

Portland Trails is a non-profit urban land trust in Portland focused on transforming the City and surrounding area into a healthier community for people-powered transportation, conservation and recreation by creating and maintaining a network of trails and green spaces that connect people with places.

We support GPCOG's EPA Brownfields Assessment Grant application and if successful, will communicate with our supporters, members and partners about the program. We look forward to hearing the outcome of your application.

Sincerely,

Kara Wooldrik
Executive Director

Officers

Rob Levin, President
Wendy Suehrstedt, Vice President
Matt Bahl, Treasurer
Rachael Alford, Secretary
Andy Abrams, President Emeritus

Trustees

Mark Arienti
Heather Chandler
Nate Dyer
Tom Farmer
Stephen Gaal
Mark Goettel
Alex Jaegerman
Tom Jewell, Co-Founder
Kate O'Brien
John Osborn
Aurelia C. Scott
Stephen Wells
Rob Whitten

Advisory Trustees

Colin Baker
Roger Berle
David Buchanan
Jim Cohen
Bruce Hyman
Susy Kist
Bob Krug
Wendell Large
David Littell
Burnham Martin
J. Peter Monro
Phil Poirier
Eliza Cope Nolan
Nathan Smith, Co-Founder
Richard Spencer, Co-Founder
Phil Thompson
Lois Winter

Executive Director

Kara Wooldrik

CREATIVEPORTLAND^{ME}

December 15, 2015

Nelle Hanig
Business Programs Manager
Economic Development Department
City of Portland
389 Congress Street
Portland, ME 04101

Dear Nelle:

As you know, Creative Portland was founded by the City of Portland in 2008 as a nonprofit organization that leverages, grows, and sustains Portland's creative industries, enterprises, and workforce. As the City's official local arts agency, we also pay particular attention to supporting the artists and cultural institutions that are central to Portland's identity and economy.

In 2010, highlighting the critical need for a skilled workforce to sustain a prosperous economy, we set out to attract 10,000 creative-minded people in 10 years. Creative Portland strives to attract people who value our creative community and support the artists and creative entrepreneurs who already live here. Some of our key projects include:

- Creative Portland promotes Portland as an ideal place to live and work on the website **LiveWorkPortland.org**. While Maine is universally recognized as tourist destination, we want people to consider Portland a great place to start a business, pursue a career, retire, or raise a family. So we are connecting members of Portland's broad creative community to one another and to like-minded people in other cities who may consider moving here.
- In January 2011, we launched the **2 Degrees Portland** network to encourage people to find out what it's like to live and work in Portland, Maine and to dispel any discouraging myths about Maine's rural, isolated identity. Today, over 25 people each month contact us from all over the world asking to connect with a Portlander. We hold six events each year to introduce people across industries and interests and encouragement their engagement with the Portland creative community.

We are an organization active in the community and truly value the benefits that remediated brownfield sites can bring, including the possibilities for artist live/work space, affordable housing, revitalized areas and job creation. Should the City be awarded an EPA Brownfields Assessment Grant, we are willing to communicate with the broad creative community about its value. In addition, we can post outreach material on our website and via email and assist you in ensuring that the site finds its highest and best use for the community.

We hope that you are successful in your application for an EPA Brownfields Assessment Grant!

Sincerely,



Jennifer Hutchins
Executive Director

ATTACHMENT F.

**DOCUMENTATION INDICATING
LEVERAGED FUNDS ARE COMMITTED
TO THE PROGRAM**



December 15, 2015

Nelle Hanig
Business Programs Manager
Economic Development Dept.
City of Portland
389 Congress Street
Portland, ME 04101

Dear Ms. Hanig,

I am writing to support the application of the City of Portland, Maine to the U.S. Environmental Protection Agency to establish a Brownfields Revolving Loan Fund (RLF).

As a manager of CPB2, LLC, I am tasked with redeveloping 58 Fore Street, which is one of the largest and most historically significant projects along Portland's waterfront. Our vision is to see this 10 acre property reach its full potential as a revitalized waterfront neighborhood with a vibrant and diverse mix of uses that encourage year-round enjoyment and engagement by the Portland community. Our desire is to create a world class development and new neighborhood which welcomes the residents and the many visitors to Portland, so that it can be celebrated now and for generations to come.

This project will bring additional housing, economic stimulus and job growth to the City of Portland. However, based on a legacy of nearly 170 years of industrial use, the redevelopment site is affected by historically contaminated soil, potential contaminated soil vapor that could impact interior spaces, and regulated building materials such as asbestos and lead paint.

As a result of these added challenges to redevelopment, CPB2 would welcome the opportunity to utilize low interest loans that could be used to help with remediation costs. A loan of anywhere between \$50,000 and \$200,000 could help leverage over \$200,000,000 in private investment, just during construction. This project is also expected to contribute 1,400 construction jobs and \$68,000,000 in wages. This one time economic impact could be carried through in the long term to generate \$76,000,000 to the City's tax base, housing for nearly 400 people, \$38,000,000 in annual operating sales, and \$16,500,000 in wages for 325 full time workers.

This is a significantly important project and we look forward to remediating and redeveloping this site; improving the environment and contributing to the economy of Portland. Thank you for your consideration.

Sincerely,

James H. Brady
Manager, CPB2, LLC



December 15, 2015

Nelle Hanig
Business Programs Manager
Economic Development Dept.
City of Portland
389 Congress Street
Portland, ME 04101

Dear Ms. Hanig,

Avesta Housing is committed to providing quality affordable housing and preserving the existing stock of affordable multi-family housing in Maine. Avesta has made it a priority to invest in Maine's large stock of older affordable multi-family housing including developments regulated by USDA Rural Development, HUD and Maine State Housing.

Using a full spectrum of available financial resources, Avesta recognizes the opportunity to acquire and recapitalize these properties rather than see them lost from the pool of affordable housing. Further, we manage our resources responsibly, efficiently and sustainably.

Our redevelopment approach aligns well with the objectives and opportunities afforded by the U.S. Environmental Protection Agency's Brownfields Revolving Loan Fund (RLF) program. We have utilized funding from the Maine Department of Economic and Community Development's (DECD) Brownfields RLF to successfully redevelop the Adams School.

The Adams School redevelopment presented a unique opportunity to transform an underutilized brownfield site located in an otherwise vibrant and extremely active urban neighborhood and return it to the community in the form of affordable ownership housing, a public greenway and a playground. The project represents a model reuse of a decommissioned and vacant school site, a scenario playing out for aging schools across Maine and the country.

Through funding provided by the Maine DECD, Avesta remediated contaminated soil, installed features to prevent exposure to future residents, and created sixteen affordable ownership residences consisting of 8 two-bedroom homes and 8 three-bedroom homes. This project infused a much-needed product into the community in the form of low- to moderate-income ownership housing that will continue to help promote a mixed-income nature to the neighborhood.

Because of our past success with the Adams School and our continued goal to provide safe and affordable housing to the residents of Portland, Avesta is supporting the City of Portland's grant application to the U.S. Environmental Protection Agency in order to establish a Brownfields RLF. If the City is successful in establishing this program, Avesta would be very interested in applying for low

interest loans and/or subgrants that could fund future projects on brownfields sites. For example, a loan or subgrant of \$150,000 could help us properly manage contaminated urban fill during construction and prevent exposure to future residents. Consistent with our typical project size, this \$150,000 investment could leverage \$5M to \$15M in private investment.

We are hopeful that the City is successful in establishing the Brownfields RLF and we look forward to utilizing this tool to create more valuable affordable housing projects in Portland.

Sincerely,

A handwritten signature in blue ink, appearing to read "Seth Parker". The signature is fluid and cursive, with the first name "Seth" and last name "Parker" clearly distinguishable.

Seth Parker
Director of Real Estate Development
Avesta Housing



16 State House Station
Augusta, Maine 04333-0016

Tel: 207.624.3564
Fax: 207.624.3251

email: john.h.henshaw@maine.gov
www.maineports.com

Nelle Hanig
Business Programs Manager
Economic Development Dept.
City of Portland
389 Congress Street
Portland, ME 04101

Dear Ms. Hanig,

I am writing to support the application from the Greater Portland Council of Governments to the U.S. Environmental Protection Agency for a Brownfields Assessment Grant.

The mission of the Maine Port Authority is to stimulate commerce through the development of marine and rail facilities that facilitate the movement of people and goods. Ultimately, these public and private investments help Maine businesses access new markets, which improves their global competitiveness.

The Port of Portland is one of the state's greatest economic assets. Over the last decade, we have been working to expand the operational capacity of the International Marine Terminal (IMT) on the Portland waterfront. Two years ago, we attracted Eimskip, a logistics company from Iceland, to make Portland its U.S. headquarters. As a result, the IMT now offers refrigerated container service to Europe for the first time since 1980.

We are currently in the midst of a \$10 million expansion that will double the physical footprint of the terminal onto an adjacent Brownfields site that once housed a coal gasification plant. This expansion will connect the terminal with the national rail system, improve circulation and security within the port, and increase the terminal's throughput. It will also set the stage for the construction of a \$30 million cold storage facility to support Maine food exports.

The port's expansion is a critical component of our shared vision for the Greater Portland Sustainable Food Production Cluster. We are a partner in this initiative, which was designated by the White House as one of 12 "Manufacturing Communities" across the country. By helping Maine businesses access global markets, this project will serve as a catalyst to redevelop other Brownfields sites throughout the region in support of food production.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "JH", with a stylized flourish at the end.

John H. Henshaw
Executive Director



P.O. Box 8816
Portland, ME 04104
Office: 207-221-5746
Fax: 207-221-2822
www.redfernproperties.com

December 3, 2015

Nelle Hanig
City of Portland, Economic Development Dept.
389 Congress Street
Portland, ME 04101

Dear Ms. Hanig,

Redfern Properties focuses on infill and other "smart-growth" development here in Portland, making our neighborhoods and communities more vibrant and sustainable.

We at Redfern realize that we will have to overcome unique challenges in order to successfully complete sustainable projects that support healthy environments in our urban setting. These challenges include urban soils, spills from abandoned underground oil tanks, hazardous materials like asbestos and lead paint, and contaminated soil vapor.

Environmental issues often drive up redevelopment costs and add uncertainty to the traditional financing process. In order to help mitigate some of these risks, I am writing to support the application of the City of Portland, Maine to the U.S. Environmental Protection Agency to establish a Brownfields Revolving Loan Fund (RLF).

If the City is successful in establishing a RLF, Redfern would be interested in applying for low interest loans that could fund remediation work associated with potential infill projects. For example, a loan of \$150,000 could help us properly manage contaminated urban fill during construction and prevent exposure to future residents. Based on our typical project size, this \$150,000 investment could leverage \$10M to \$12M in private investment. Combined with traditional financing and other economic tools, these Brownfields funds could be the difference that keeps a worthwhile urban project viable.

Thank you for your consideration and I hope that these funds will be available to help us further our goal of "smart growth" development.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jonathan Culley", with a stylized flourish at the end.

Jonathan Culley
Redfern Properties, LLC



GREATER PORTLAND COUNCIL OF GOVERNMENTS

December 17, 2015

Nelle Hanig
Business Programs Manager
Economic Development Dept.
City of Portland, 389 Congress Street
Portland, ME 04101

Dear Nelle:

On May 28, 2014, U.S. Secretary of Commerce Penny Pritzker designated the Greater Portland Council of Governments (GPCOG) from a pool of 70 applicants as a "manufacturing community" under the Economic Development Administration's (EDA) Investing in Manufacturing Communities Partnership (IMCP) initiative. An announcement identifying this designation from the U.S. Department of Agriculture office of Rural Development is attached to this letter.

The City of Portland is a core partner in our IMCP initiative, the Greater Portland Sustainable Food Production Cluster. The City was included as a Coalition member in the Partnership Structure of our IMCP application and documentation of this membership in the form of an excerpt from our original application is also attached to this letter.

One of the ways the City will support our initiative is through their dedicated Waterfront Coordinator who manages the city's seaport-related policies, projects, and programs and serves as a liaison for the diverse interests of the working waterfront, including fishermen, processors, developers, and non-marine users.

We understand that the City is applying for a grant from the U.S. Environmental Protection Agency (EPA) to establish a Brownfields Revolving Loan Fund (RLF) that will assist with the cleanup and redevelopment of contaminated properties in Portland. As demonstrated in your grant application, one of the goals of this RLF is to encourage the redevelopment of former industrial properties along the Portland Waterfront in order to encourage opportunities in manufacturing. Creating new manufacturing facilities, technologies, and jobs along the Waterfront aligns with several of our IMCP goals including:

- Create value added products for 20% of the raw food that is wasted;
- Add value to 10% of raw food shipped out of state for processing;
- Increase Maine's global exports by 25%;
- Replace 10% of imported manufacturing inputs with Maine products; and
- Replace \$100 million in imported foods with local products.

The Waterfront Coordinator will help the City's RLF program contribute to these IMCP goals by facilitating Brownfields redevelopment efforts that catalyze food manufacturing opportunities throughout the City.

As an IMCP designee, GPCOG therefore supports the City of Portland's application for a Brownfields RLF grant and we look forward to continued collaboration as an IMCP core partner.

Sincerely,

A handwritten signature in blue ink, appearing to read "Neal Allen", is written over a horizontal line.

Neal Allen
Executive Director

Serving the Greater Portland and Lakes Region Communities

970 Baxter Boulevard, Suite 201 ♦ Portland, Maine 04103 ♦ Telephone (207) 774-9891 ♦ Fax (207) 774-7149



USDA Rural Development

967 Illinois Avenue

Bangor, Maine 04401-2767

Phone: (207) 990-9175

Email: emily.cannon@me.usda.gov

Web: http://www.rurdev.usda.gov/ME_Home.html

News Release

EMBARGO UNTIL 2:30 P.M.

Greater Portland Region Selected by Agriculture Secretary Vilsack Under 'Investing in Manufacturing Communities' Partnership Initiative

Designation will bring enhanced federal assistance to help expand America's Manufacturing Output

WASHINGTON - May 28, 2014 -The Obama administration today announced that 12 communities that have been designated to receive additional and priority Federal assistance under the Administration's "Investing in Manufacturing Communities" Partnership initiative. In Maine the Greater Portland Region has been selected. IMCP was created a year ago to create resurgence in manufacturing in regions across the Nation by highlighting best practices and encouraging public-private partnerships.

"This important designation represents the culmination of a lot of hard work, creative thinking and planning and collaboration on the part of local public and private participant," Vilsack said. "The finalists have demonstrated that they have the vision to move their plans from drawing board to implementation and USDA is pleased to work with them and other federal partners to help rebuild America's manufacturing base and create good-paying jobs across the nation and especially in the rural communities that were selected."

In Maine, the Greater Portland Region led by the Greater Portland Council of Governments has been selected for this important designation. With 60 food processors, hundreds of home microbusinesses, and arguably more breweries per capita than anywhere else in the country, Cumberland County, home to Portland, Maine, is a food processing powerhouse. Led by the Greater Portland Council of Governments, the community is upgrading its port and improving the transportation and distribution efficiency of its supply chains to grow its lead in sustainable food production.

USDA Rural Development State Director Virginia Manuel said, "This significant announcement identifies Maine's Greater Portland Region as a strategic leader with valuable assets supporting local and regional foods manufacturing and production, including the potential to increase manufacturing opportunities for rural residents in rural

Committed to the future of rural communities.

#

USDA is an equal opportunity provider and employer. To file a complaint of discrimination, write: USDA, Office of the Assistant Secretary for Civil Rights, Office of Adjudication, 1400 Independence Ave., SW, Washington, DC 20250-9410 or call (866) 632-9992 (Toll-free Customer Service), (800) 877-8339 (Local or Federal relay), (866) 377-8642 (Relay voice users).

communities Through the Investing in Manufacturing Communities Partnership Initiative designation, the Greater Portland Council of Governments will be poised to assist Maine's dynamic local food production entrepreneurs to thrive and succeed."

Greater Portland Council of Government Executive Director Neal Allen said, "Historically, Portland has served as the gateway for trading Maine's bounty of farm and fish products with the world. The IMCP designation is critical to helping the region put all the pieces together under one umbrella and build on this brand. Over a dozen partners have already signed on to work together to leverage Federal, State, and private investments to develop our food production ecosystem, including the areas of workforce development, supply chain, R&D, public infrastructure, international trade, and access to capital."

Selected out of more than 70 communities that applied, the 12 communities developed strong economic development plans and have deep partnerships in place across the public and private sectors to carry out their plans.

The first 12 Manufacturing Communities designated by the Investing in Manufacturing Communities Partnership are:

- **Greater Portland region in Maine led by the Greater Portland Council of Governments**
- Southwest Alabama led by the University of South Alabama
- Southern California led by the University of Southern California Center for Economic Development
- Northwest Georgia led by the Northwest Georgia Regional Commission
- The Chicago metro region led by the Cook County Bureau of Economic Development
- South Kansas led by Wichita State University
- Southeastern Michigan led by the Wayne County Economic Development Growth Engine
- The New York Finger Lakes region led by the City of Rochester
- Southwestern Ohio Aerospace Region led by the City of Cincinnati
- The Tennessee Valley led by the University of Tennessee
- The Washington Puget Sound region led by the Puget Sound Regional Council
- The Milwaukee 7 Region led by the Redevelopment Authority of the City of Milwaukee

Priority consideration in federal grant competition and assistance totaling \$1.3 billion and involving 11 federal agencies may be available to the designated manufacturing communities. Each such community will also receive the expertise of a dedicated federal liaison at each of the 11 federal agencies who will help the communities' leadership

Committed to the future of rural communities.

#

USDA is an equal opportunity provider and employer. To file a complaint of discrimination, write: USDA, Office of the Assistant Secretary for Civil Rights, Office of Adjudication, 1400 Independence Ave., SW, Washington, DC 20250-9410 or call (866) 632-9992 (Toll-free Customer Service), (800) 877-8339 (Local or Federal relay), (866) 377-8642 (Relay voice users).

navigate available federal resources. The participating federal agencies are the U.S. Department of Agriculture, U.S. Department of Commerce, National Institute for Standards and Technology, Manufacturing Extension Program, Department of Defense, Appalachian Regional Commission, Delta Regional Authority, Department of Housing and Urban Development, Department of Labor, Employment and Training Administration, Department of Transportation, Environmental Protection Agency, National Science Foundation, and the Small Business Administration.

In order to earn the designation, communities had to demonstrate the significance of manufacturing already present in their communities and develop strategies to make investments in six areas: workforce and training, advanced research, infrastructure and site development, supply chain support, trade and international investment and operational improvement and capital access.

The Obama administration created the “Investing in Manufacturing Communities Partnership” initiative in 2013 to help accelerate a resurgence of manufacturing and create jobs across the country. In December 2013, the administration launched the national competition to designate manufacturing communities. For more information on the IMCP, please visit <http://www.eda.gov/challenges/imcp/index.htm>

USDA Rural Development invested \$462.5 million in rural Maine communities last fiscal year in the areas of homeownership, business assistance, energy and renewable energy development, water and wastewater and community facilities. The agency has Area Offices located in Presque Isle, Bangor, Lewiston, and Scarborough, as well as a State Office, located in Bangor. There are 59 employees working to deliver the agency’s Housing, Business, and Community Programs, which are designed to improve the economic stability of rural communities, businesses, residents, and farmers, and improve the quality of life in rural Maine. Further information on rural programs is available at a local USDA Rural Development office or by visiting USDA Rural Development’s web site at <http://www.rurdev.usda.gov/me>.

Committed to the future of rural communities.

#

USDA is an equal opportunity provider and employer. To file a complaint of discrimination, write: USDA, Office of the Assistant Secretary for Civil Rights, Office of Adjudication, 1400 Independence Ave., SW, Washington, DC 20250-9410 or call (866) 632-9992 (Toll-free Customer Service), (800) 877-8339 (Local or Federal relay), (866) 377-8642 (Relay voice users).

PARTNERSHIP STRUCTURE

The Consortium includes representation from the private sector, institutions of higher education, state and local government, and non-profits. Each was invited because of their expertise in at least one of six IMCP focus areas. We are still expecting MOU's from several partners:

Workforce and Training

- *Southern Maine Community College* is Maine's largest, oldest, and most diverse institution in the system, bringing 60 years of experience in preparing Mainers for jobs, including short-term training for industry certification.
- *Coastal Counties Workforce Inc.* is the Local Workforce Investment Board charged with management of Federal training dollars in the GPCOG service area. GPCOG and Coastal Counties recently signed an MOU to align resources to better serve for disadvantaged populations.

Manufacturing Supplier Network

- *University of Southern Maine* is a comprehensive, regional public institution that brings to the Consortium research on the state and local food system as well as experience assisting businesses and entrepreneurs with scaling up their manufacturing operations.
- *Maine Food Strategy* is the state's action plan for strengthening its farming, fishing and food economy.
- *Jordan's Farm* is a 5th generation family farm whose owners continue to innovate through such initiatives as farm-to-table, farm-to-school, a mobile farm stand, and covered agriculture.

Research and Development

- *Gulf of Maine Research Institute* is the region's leading convener of complex marine resource issues, a catalyst for a new "ecosystem-approach" to marine research, and an effective translator of rigorous science into engaging educational formats.
- *University of New England* offers the region's only graduate programs in marine science as well as high level research on marine species in the Gulf of Maine.

Infrastructure/Site Development

- *Maine Port Authority* is leading the state's effort to make the Port of Portland a dynamic intermodal gateway to global and domestic markets.
- *Maine Sustainable Agricultural Society* boasts a membership of over 150 producers dedicated to the research and demonstration of sustainable farming practices in Maine.
- *City of Portland* brings a dedicated "waterfront coordinator" who manages the city's seaport-related policies, projects, and programs and serves as a liaison for the diverse interests of the working waterfront, including fishermen, processors, developers, and non-marine users.
- *Woodard & Curran* is an 800-person, integrated engineering, science, and operations company serving clients nationwide. Privately held and steadily growing, the firm has expertise in environmental science, management, remediation, and redevelopment.
- *Northern Girl* is a sustainable farm in Aroostook County and one of the founders of Crown of Maine, a cooperative that distributes the harvest from Maine's farmers and fishermen to buying clubs, retailers, and restaurants.

Trade and International Investment

- *Maine International Trade Center* is the state's leading force for expanding Maine's economy through international trade, including exports of seafood, agricultural products, and specialty foods.
- *Maine Office of U.S. Department of Commerce Export Assistance Center* provides technical assistance to help small businesses enter the global export market.

Operational Improvement and Capital Access

- *Coastal Enterprises Inc.* is one of the nation's premier rural Community Development Corporations (CDCs) and Community Development Financial Institutions (CDFIs), specializing in rural business development and financing, including farm, fish, and food-related enterprises.

ATTACHMENT G.

**JUSTIFICATION FOR RLF COST SHARE
WAIVER (NOT APPLICABLE)**

ATTACHMENT H.

**RLF COALITION MEMBER LETTER(S)
(NOT APPLICABLE)**